

The Marin Countywide Plan

Community Development Element Technical Report #2 Land Use Existing Conditions



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EXECUTIVE SUMMARY

This report details Marin County demographics as of 1990. Demographic factors discussed in this report include development, employment, and population. The report also provides a comprehensive set of maps showing existing County land use designations for the unincorporated areas.

The maps and figures in this report present information required by State general plan law. The report lists development and demographic information by Countywide Plan Planning Area and by census tract. Existing land use data in each Planning Area is summarized below.

Table 0.0. Countywide Existing Housing Density and Commercial Intensity as of January 1990

Planning Area	Dwelling Units ¹	Population ¹	Commercial Square Feet ²	Jobs ²
Novato	21,413	54,515	5,746,557	18,230
Las Gallinas	10,629	25,563	4,345,725	18,412
San Rafael	15,119	34,823	8,574,142	24,136
Upper Ross	10,565	24,196	1,391,308	6,065
Lower Ross	12,394	31,451	4,602,495	20,589
Richardson Bay	23,542	47,755	4,120,406	15,050
West Marin	6,095	11,793	790,123	2,358
Total	99,757	230,096	29,570,756	104,840

Sources:

¹U.S. Census, 1990

²Marin County Planning Department Land Use Survey (1990)

Accompanying the tabular data for each Planning Area, the existing land use policy maps indicate that most of the unincorporated County lands are open space, agricultural, and low-density residential land uses at densities of less than one unit per acre. Many unincorporated communities provide a lesser amount of land for more dense single and multi-family housing, and commercial activities.

I. PURPOSE

The land use and demographic characteristics of a community are interrelated. Land for housing provides shelter for the resident population, while land for industry and commerce provides employment for the local labor force. The Community Development Technical Report #2, Existing Land Use and Demographic Conditions, describes the existing relationship between land use and demographics in Marin County. This report illustrates existing development densities and the associated population and employment figures. The report fulfills legal requirements for State general Plan law by documenting existing land use and providing a common source of information for land use and transportation planning in the Marin Countywide Plan.

II. AUTHORITY

The maps in this report help Marin County meet California Government Code Section 65302a requirements that local general plans document "population density and building intensity." Using the data in this report for both land use and transportation analysis helps meet the Government Code Section 65300.5 requirement for consistency between local land use and transportation plans. Local planners in Marin cities and towns extensively reviewed the figures presented in this report to ensure consistency among city and county land use profiles, as recommended by the State Office of Planning and Research "General Plan Guidelines" (1987).

III. EXISTING LAND USE, POPULATION, AND EMPLOYMENT CONDITIONS

A. BACKGROUND

1. Marin County Land Use Regulations

Marin County includes 11 cities and towns, as well as many unincorporated communities. Each of the cities and towns regulates land use and development in its own jurisdiction. Land use and development in unincorporated areas falls under the purview of the County of Marin.

The County of Marin controls land use within its jurisdiction through the Countywide Plan, Community Plans, the Local Coastal Plan, and the Marin County Code. The Countywide Plan is the general plan for Marin County and sets policies for the development of properties in the unincorporated area. The Marin Countywide Plan describes land use policies within seven Countywide Plan Planning Areas, which include incorporated cities and towns as well as unincorporated communities.

Six Planning Areas are located in the City-Centered Corridor and one is located in West Marin. The Countywide Plan further specifies West Marin land development policy by dividing the area into the Inland Rural and Coastal Corridors. Each Countywide Plan planning area contains several traffic zones and census tracts and may include a number of community plan areas. Sixteen unincorporated communities are covered by community plans and the Local Coastal Plan. These plans provide more specific land use planning guidelines than available in the Countywide Plan. The Local Coastal Plan sets out specific policies and State-mandated development standards for the coastal portions of Marin. Land development throughout the County is more directly regulated by the Marin County Code through the Subdivision (Title 20) and Zoning (Title 22) Ordinances.

2. Research Methods

The Marin County Planning Department developed land use, population, and job profiles using data from the 1990 U.S. Census and the Marin County Land Use databases. The Land Use databases were created through detailed parcel surveys to identify existing and potential development on all parcels of land in Marin County. The information shown on the existing land use maps was obtained from current zoning information. The maps were created using the LANDTRAK Geographic Information System (see the Community Development Technical Memorandum #1).

a. 1990 U.S. Census

The 1990 U.S. Census, released in 1991, provides population and housing unit information for all census tracts in the County. However, since the census is conducted only once every 10 years, the database will provide updated interim estimates.

b. Parcel Surveys

Parcel surveys provided initial information about existing land use patterns, population and employment in Marin. The population figures from the parcel surveys were compared to the 1990 U.S. Census and found to be generally consistent. The parcel surveys are conducted once a year and are designed to supplement the Assessor's Master Property File and identify development potential under existing local plans. Planners in the cities and towns of Marin extensively reviewed these parcel surveys to ensure consistency with their local general plans and zoning guidelines. The data in the parcel surveys is accurate as of 1990.

County planners used the parcel surveys to estimate population and employment figures through multiplying the number of residential units and commercial square feet by factors that generate population and employment. Planners compared the resulting

figures with the 1990 U.S. Census and the Association of Bay Area Governments (ABAG) "Projections" series to assure consistency among data sources. The preparation of the parcel surveys was carefully documented in Community Development Technical Report #1, "Marin County Land Use Databases", March 1988. The exact procedure used to translate land use into demographic information is shown in the Planning Department's Geographic Information System Administration Notes, "GIS #9, The Land Use Modeling Process, Computer Programs and Databases," December 1988.

Residential densities are obtained by dividing the number of acres in a census tract by the number of dwelling units. The resulting units per acre figure is then divided by the estimated number of people in each household to calculate people per acre by tract. Group homes, mobile homes, and government housing are added separately to population totals, since these did not appear in the Assessor's Parcel File. Population densities in Marin County range from ten people per acre in census tracts where homes are concentrated close together, to less than one person per acre in primarily open agricultural and park lands.

The number of jobs is estimated by summing the amount of commercial square feet by land use category. Several factors are applied to the square feet in order to estimate the number of jobs within several job classifications (e.g. manufacturing, retail, service, etc.). These factors are unique to census tracts and traffic zones, the two levels of analysis used in the Countywide Plan. Because the factors are unique they may produce slightly different totals when either the tracts or traffic zones are summed to planning areas. Therefore, it is likely that planning area totals will be different depending on whether census tracts or traffic zones were used as their source. For this reason, the job totals in the Community Development Element, which were calculated using traffic zones, may differ from the job totals which appear in this report.

The commercial intensity for each planning area is described using a floor area ratio (FAR): the square footage size of a building divided by the size of the lot where it is located. An average FAR in Marin ranges from 0.1 to 0.8. These ratios indicate that a one story building would cover between 10% and 80% of an average Marin County commercial parcel. Marin's commercial densities are typical of suburban communities, which usually require on-site parking, open area between buildings and the street, and height limits of one to three stories. An urban floor area ratio might range from 3 to 6, meaning that a three or six story building could cover an entire lot.

b. Existing Land Use Maps

This report includes existing land use policy maps for all portions of the unincorporated county. The land use maps do not include city land uses, nor do they show the location of individual parcels of developed or vacant land. Land use data for each city is included in the tables and text described later in this report.

Planning staff transferred information about existing land use policy from adopted County zoning ordinances and adopted community plan maps into a digital form readable by the Planning Department's LANDTRAK system. The land acres listed for census tracts in this report were generated by LANDTRAK. The attached land use maps indicate community boundaries which may reflect adopted community plans, natural features, city boundaries, or commonly accepted community edges.

Many land use categories are shown in the land use categories maps, each of which may reflect several zoning districts. Since zoning categories may permit a variety of commercial and residential land uses, existing commercial and residential areas in mixed use zones are distinguished by different land use categories and map patterns. Every land use area shows residential density in units per acre, reflecting the range of allowable densities under County zoning. The Inventory of Commercial Space database is used to identify the location and density of commercial and industrial land uses. Commercial and industrial densities are expressed using a floor area ratio representing the average intensity of commercial development in that district. Map 0.0 is the Existing Land Use Categories Index showing the areas of the County covered by the existing land categories maps presented in this report.

Appendix 1 indicates the correspondence between land categories and zoning districts.

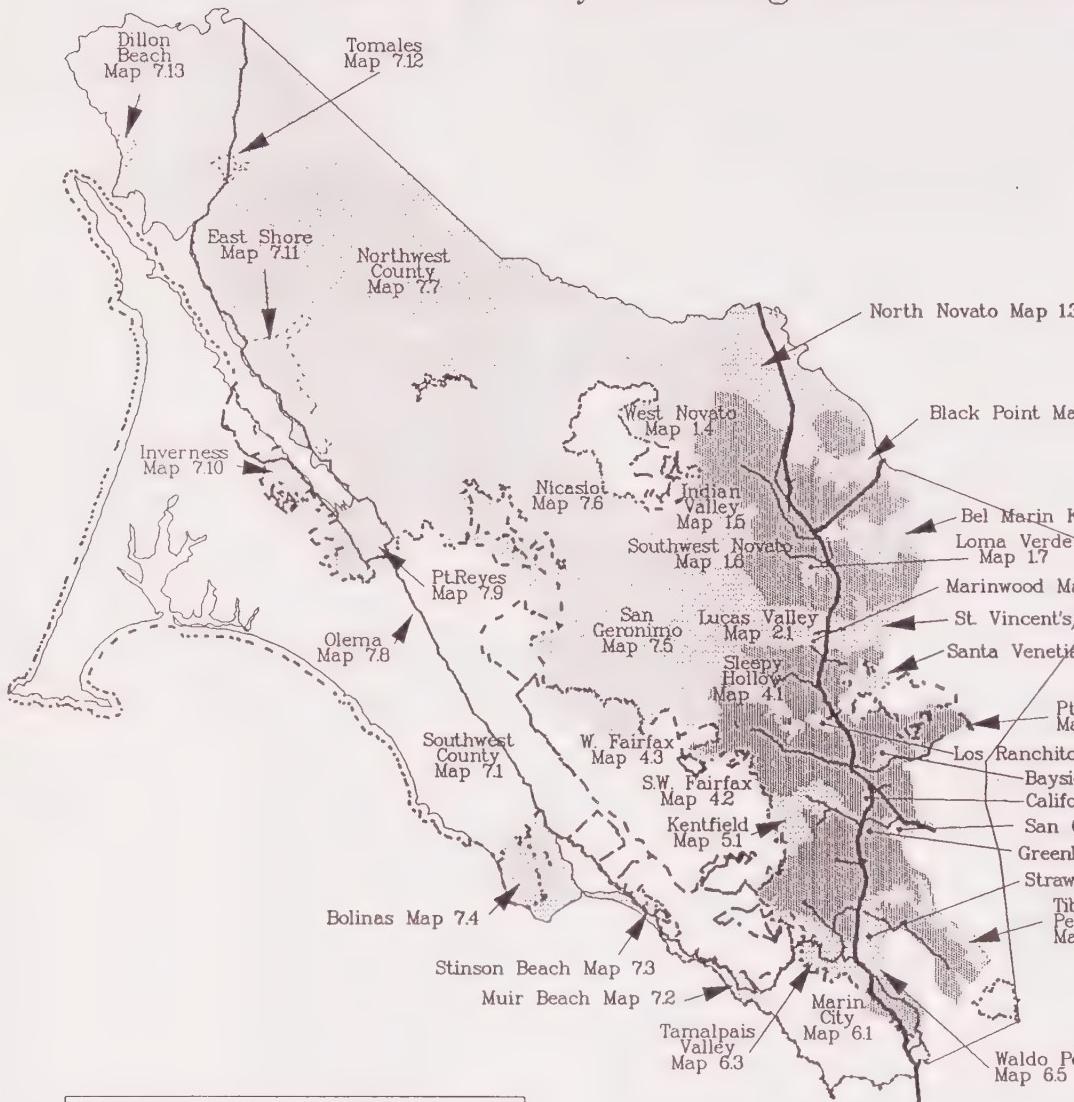
B. EXISTING CONDITIONS BY PLANNING AREA

1. Planning Area 1- Novato Area

The Novato Planning Area includes the City of Novato and several unincorporated areas: Bel Marin Keys, Black Point, Green Point, Ignacio/Loma Verde, and Indian Valley. The Planning Area includes the 10 census tracts shown in Table 1 and covers 29,889 acres. Map 1.0 shows the location of census tracts within the Novato Planning Area.

MAP 0.0

Marin County Existing Land Use Categories Index

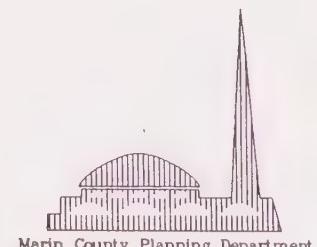
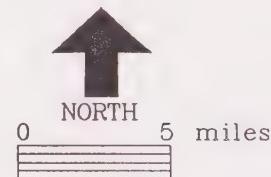


This map was developed for General Plan purposes.
The County of Marin is not responsible or liable
for use of this map beyond its intended purpose.

Land Use Categories 1988

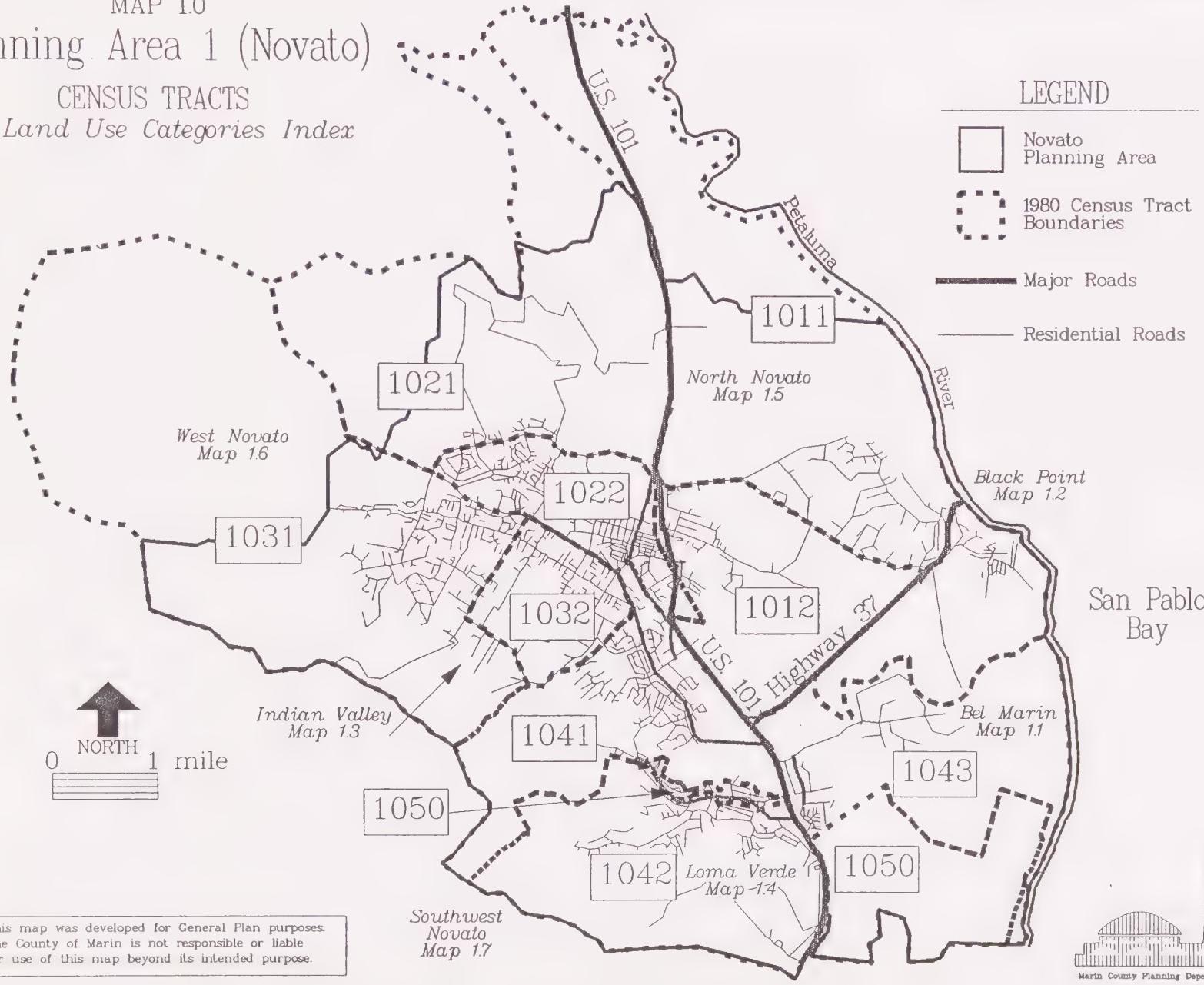
- Incorporated Cities
- Areas detailed in Community Maps
- Open Space Areas including National, State and Regional Parks and Water District Lands

Source:
Assessor's Parcel Book Zoning
Overlays as of July 1988
except as otherwise indicated
on individual maps.



MAP 1.0 Planning Area 1 (Novato)

CENSUS TRACTS and Land Use Categories Index



a. Land Use Categories, Population and Employment Figures by Tract

Existing residential land use categories in the Novato Planning Area are concentrated west of Highway 101. The residential density in the planning area ranges from a low of 0.38 people per acre in tract 1011 to a high of 9.36 people per acre in tract 1022. Table 1 indicates the distribution of existing residential land uses within the Novato Planning Area.

Table 1. Novato Planning Area Housing Density and Commercial Intensity by Tract as of 1990

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1011*	5,757	862	222,267	2,180	583	0.01	0.38	0.10
1012*	2,590	916	164,584	2,412	463	0.06	0.93	0.18
1021*	3,552	773	677,698	2,339	1,945	0.10	0.66	0.83
1022	1,425	3,800	1,309,362	9,567	4,278	0.28	9.36	3.00
1031*	4,254	2,692	86,545	7,758	498	0.25	1.82	0.12
1032	1,146	2,302	249,352	5,637	1,230	0.17	4.92	1.07
1041	2,809	3,995	315,332	9,645	1,550	0.29	3.43	0.55
1042	3,404	3,425	350,664	8,050	1,346	0.05	2.36	0.40
1043	3,062	713	2,322,065	1,765	5,598	0.34	0.58	1.83
1050	1,890	1,935	48,708	5,162	532	0.07	2.73	0.28
Total	29,889	21,413	5,746,557	54,515	18,023	0.09	1.82	0.60

- * These tracts are divided between the West Marin and Novato Planning Areas. All development is located in the Novato Planning Area. Some of the land area of these tracts is located in West Marin.

Planning Area 1 has over 5.7 million square feet of commercial and industrial space with an average floor area ratio of 0.09. Commercial space is concentrated in downtown Novato (tract 1022), with over 1.3 million square feet, and in Bel Marin Keys (tract 1043), with over 2.3 million square feet. Floor area ratios for tracts 1022 and 1043 are 0.25 and 0.05, respectively. With an FAR of 0.34, tract 1043 has the highest FAR in the planning area.

b. Existing Land Use Maps by Unincorporated Area

Bel Marin Keys (Map 1.1)

Existing land uses in the Bel Marin Keys area (tract 1043) consist of single family housing with 1.2 to 4+ per acre, multi-family housing with 11 to 30 units per acre, and agriculture with less than 1 unit per 10 acres.

Black Point (Map 1.2)

Existing land uses in Black Point are predominantly low-density single family residential at less than or 1 unit per acre and agricultural at 1 unit per 10 acres and 1 unit for 30 or more acres. A small commercial section exists along Highway 37 where the average floor area ratio is 0.27.

North Novato (Map 1.3)

This map covers the area from the Novato city limits to the Marin/Sonoma border. Most of the land in the area is designated for agricultural uses with residential densities ranging from 1 unit per 10 to 1 unit per 30+ acres. The Gnoss Field Airport area includes some light industrial and general commercial uses where FAR ranges from 0.01 to 0.17.

West Novato (Map 1.4)

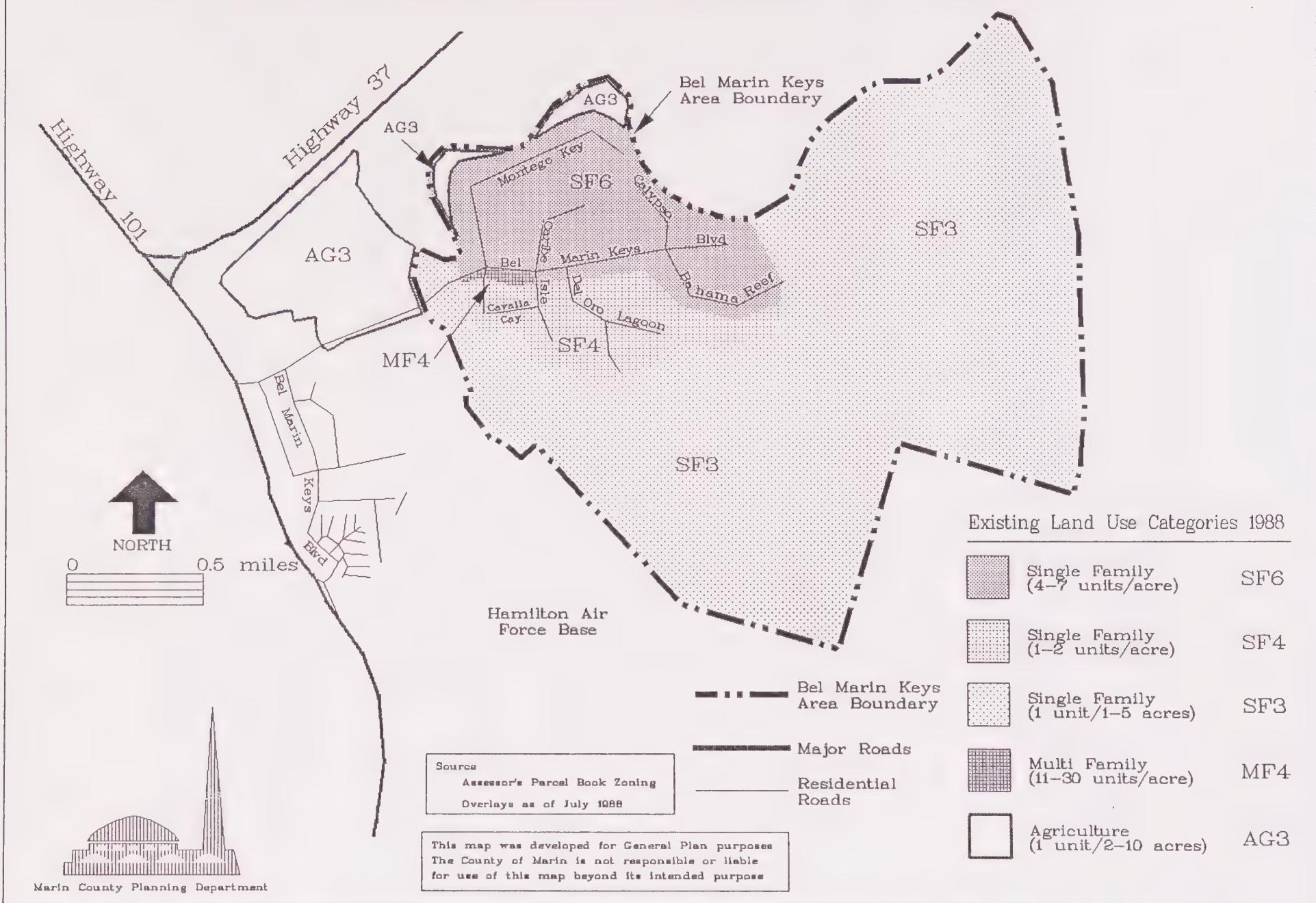
West Novato land uses include planned residential at less than 1 unit per acre and single family housing at 1 to 2 units per acre. Agricultural areas in West Novato have densities of 1 residential unit per 30 to 60 acres.

Indian Valley (Map 1.5)

Indian Valley includes low density residential at less than 1 unit per acre, and agricultural land uses ranging between 1 unit per 10 acres to 1 unit per 30 acres. The area also has a small low-density planned residential area with less than 1 unit per acre.

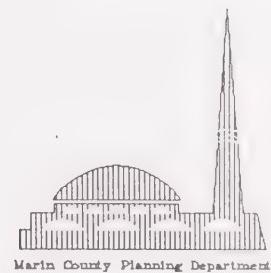
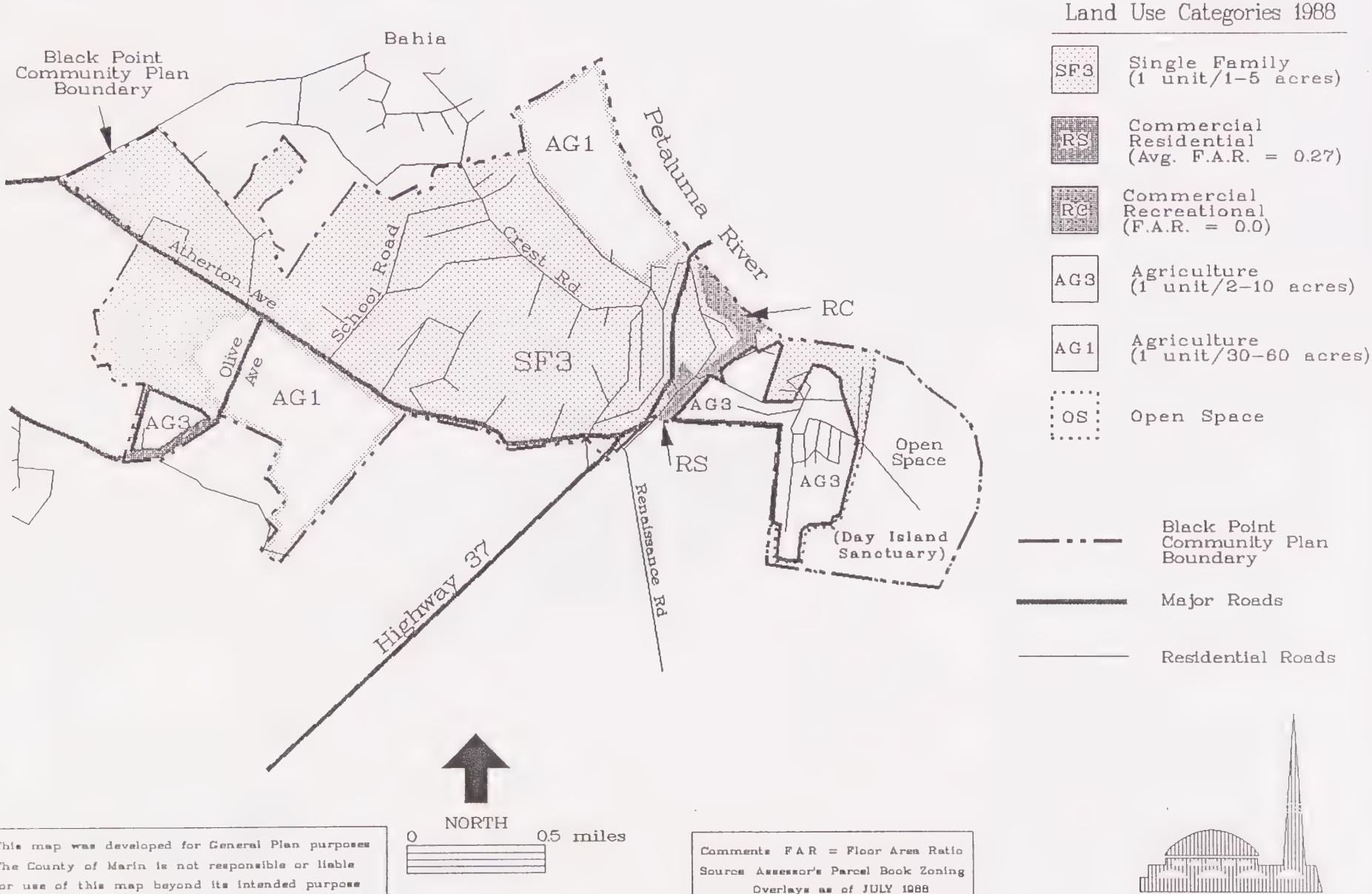
MAP 1.1

Bel Marin Keys Area Existing Land Use Categories

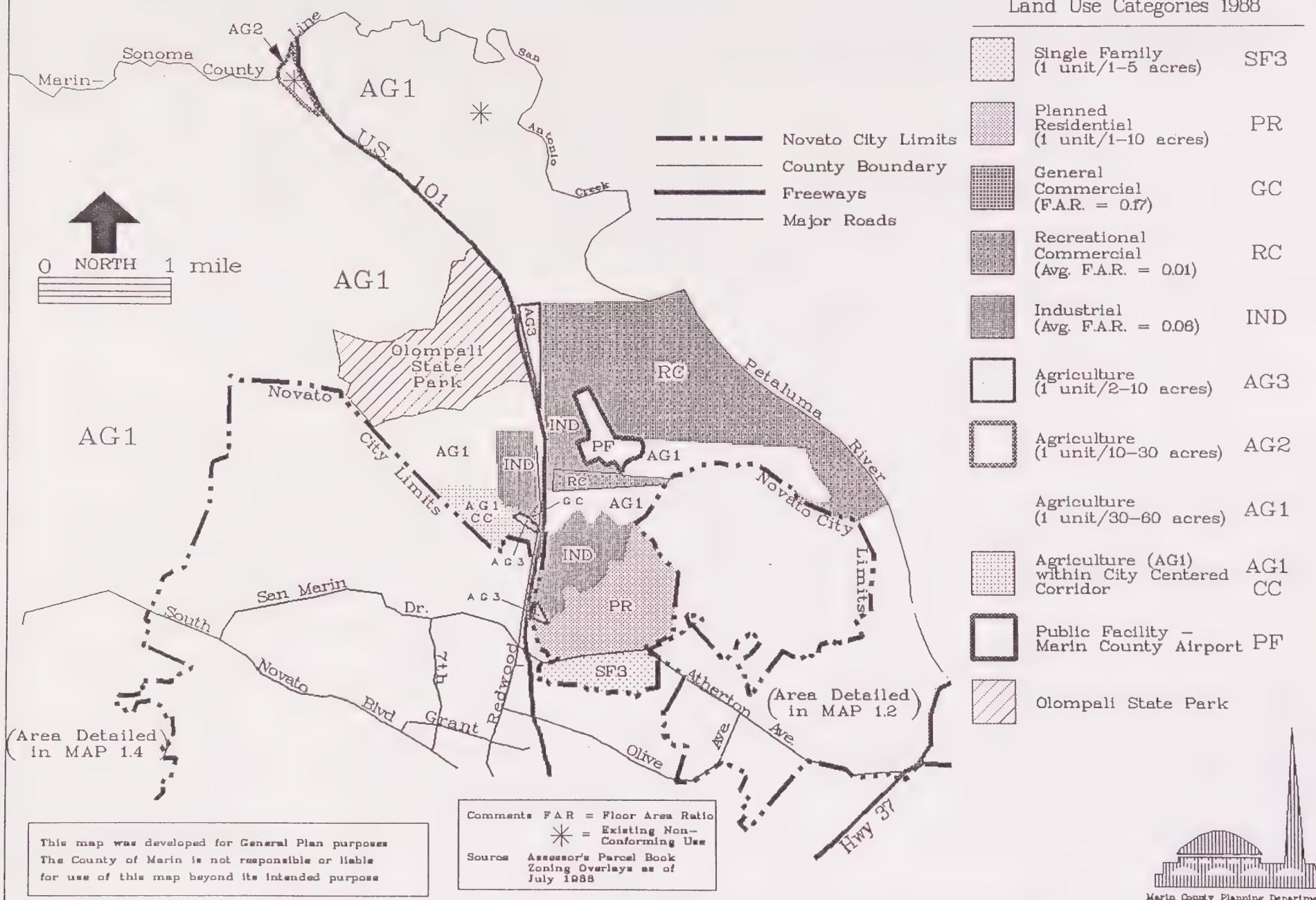


M 1.2

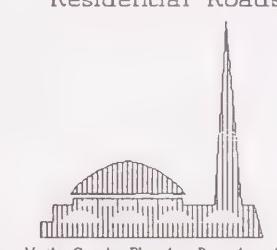
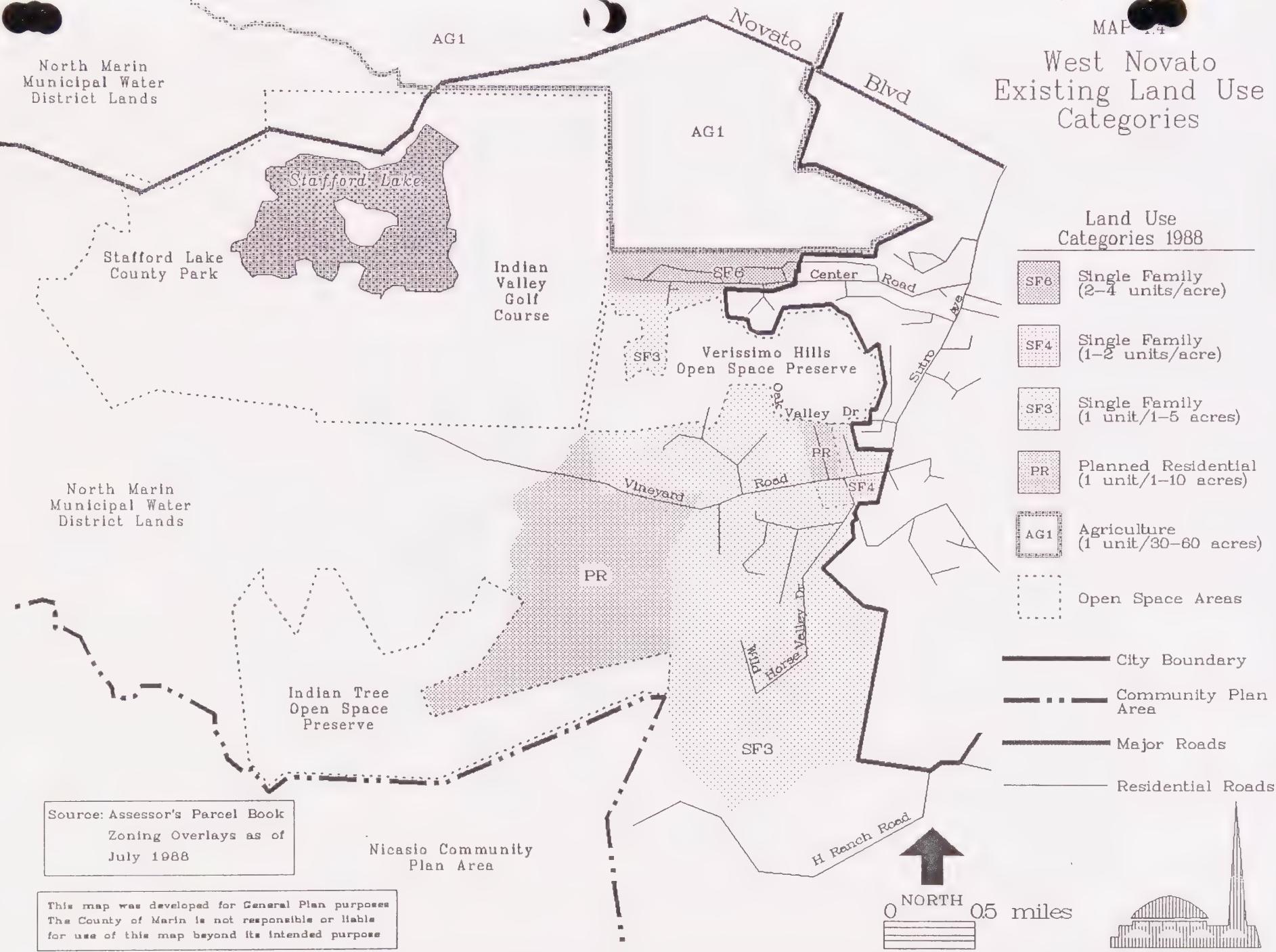
Black Point Existing Land Use Categories



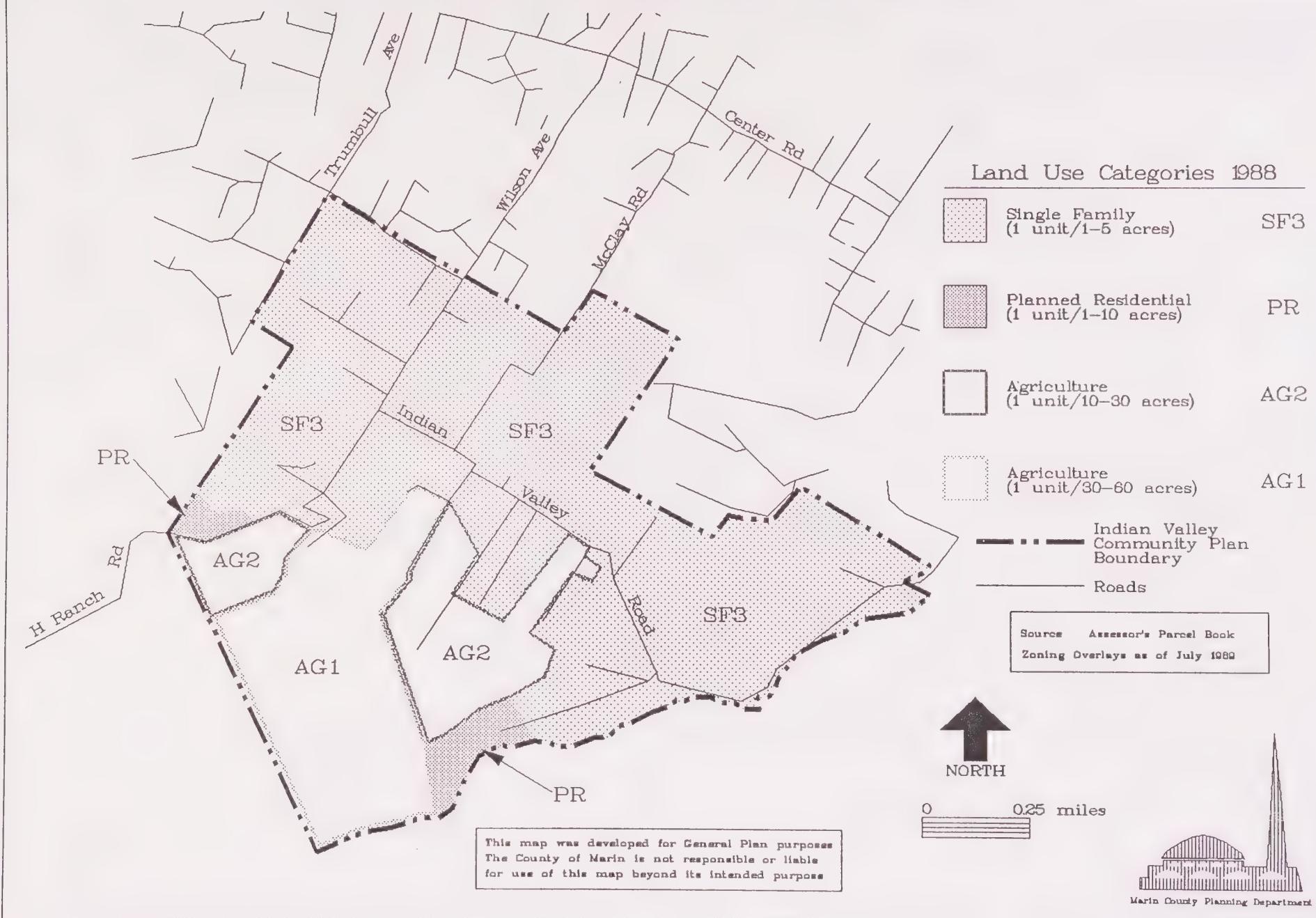
MAP 1.3
North Novato Existing Land Use Categories



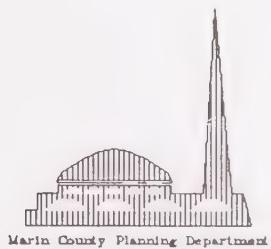
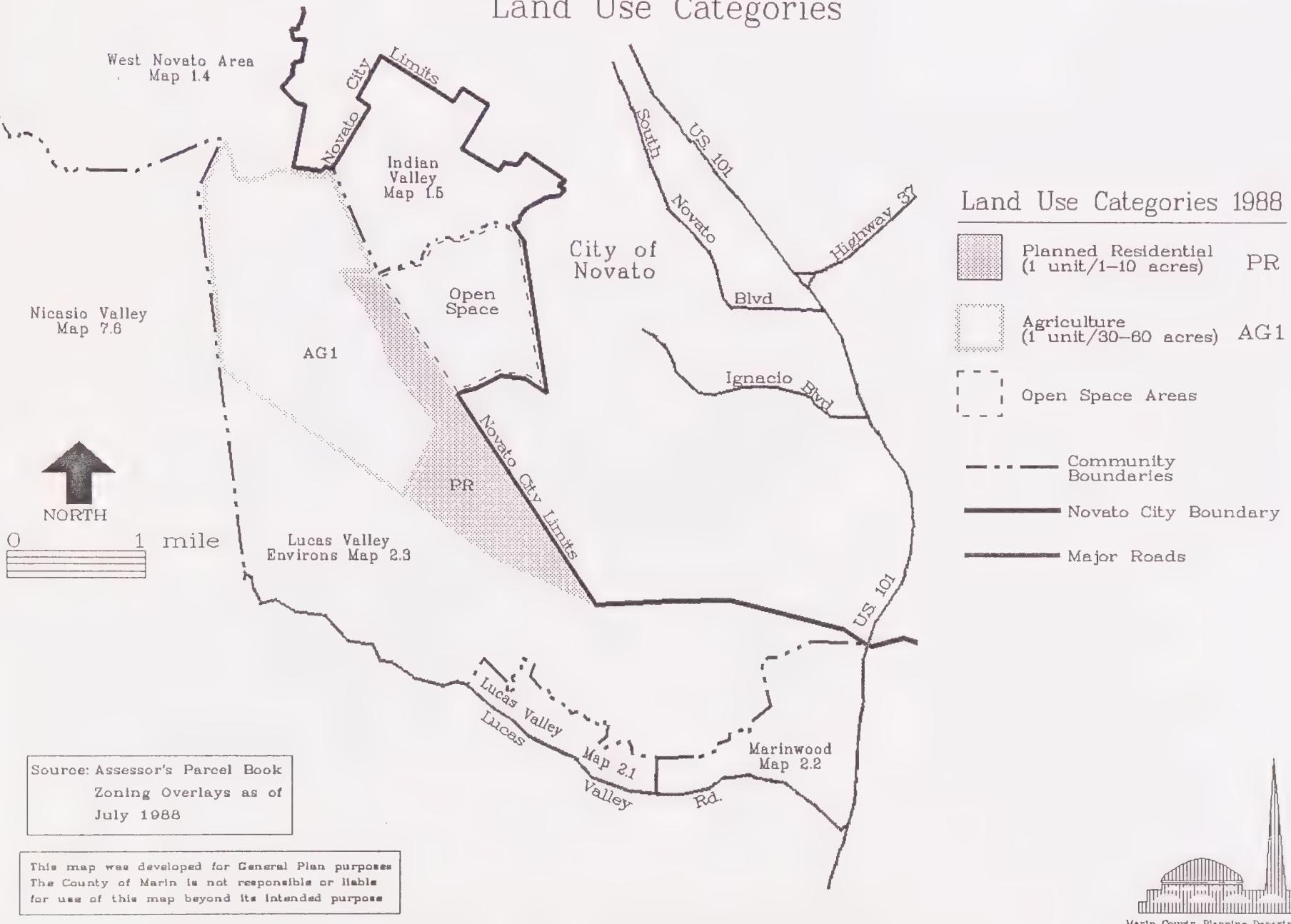
West Novato Existing Land Use Categories



MAP 1.5
Indian Valley Existing Land Use Categories

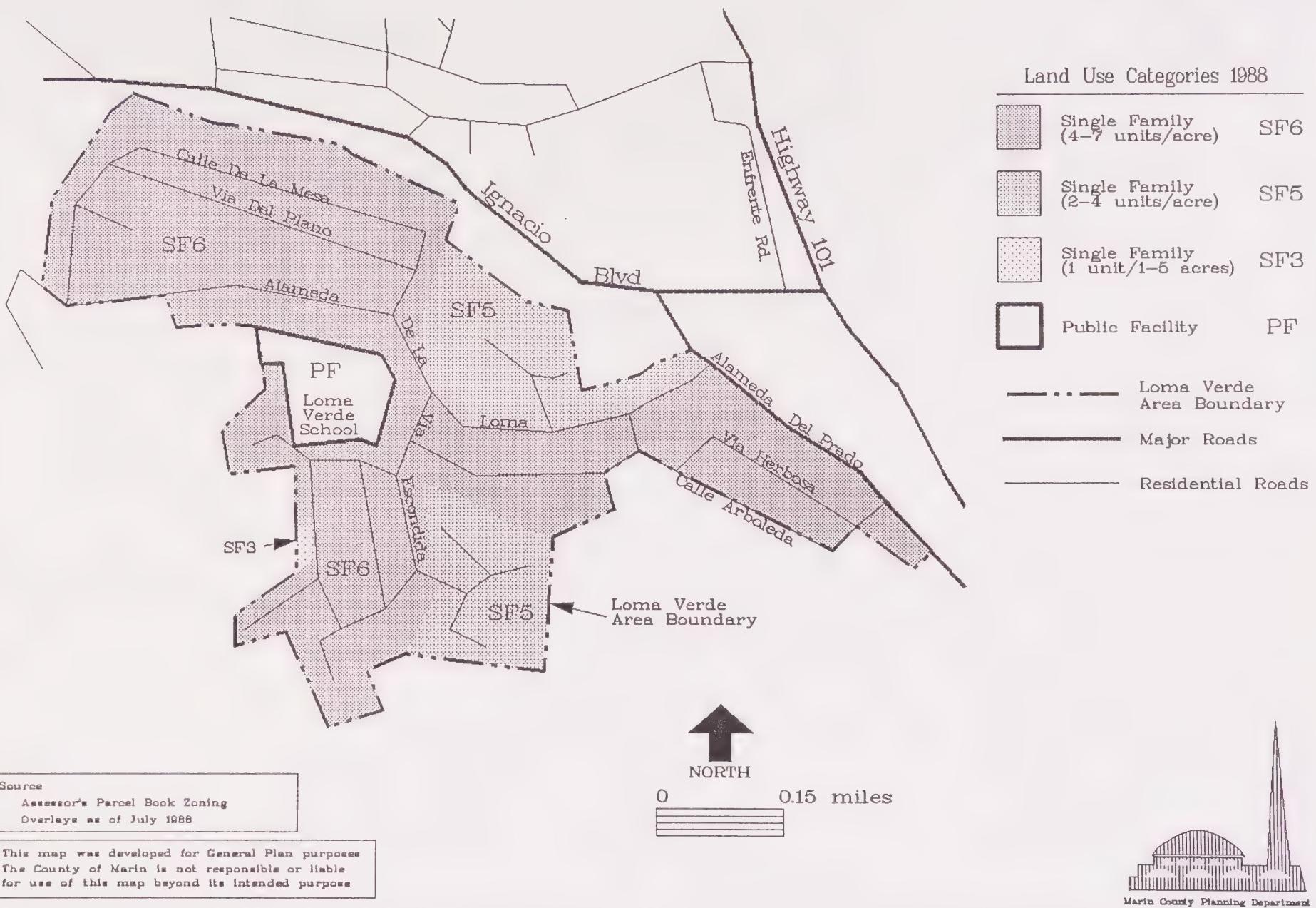


Southwest Novato Existing Land Use Categories



MAP 1.7

Loma Verde Area Existing Land Use Categories



Southwest Novato (Map 1.6)

Land uses in the Southwest Novato area include planned residential (less than 1 unit per acre) and agriculture at a density of 1 unit per 60 acres. The Southwest Novato map encompasses the Big Rock Ridge area.

Loma Verde (Map 1.7)

Loma Verde is an unincorporated pocket in Novato consisting primarily of single family residential development with an average density of 2 to 4 units per acre. The area also includes Loma Verde School.

2. Planning Area 2 - Las Gallinas Valley

The Las Gallinas Valley Planning Area covers 4 census tracts (shown in Table 2) and includes the Terra Linda, Northgate, Civic Center, Smith Ranch, and McInnis Park portions of San Rafael. It also includes several unincorporated areas: China Camp State Park, Los Ranchitos, Marinwood and Lucas Valley, St. Vincent's-Silveira, and Santa Venetia.

**Table 2. Las Gallinas Valley Housing Density
and Commercial Intensity by Tract (1990)**

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1060	6,230	3,247	2,438,226	7,371	8,793	0.22	1.18	1.41
1070	4,789	2,236	80,529	6,020	715	0.19	1.26	0.15
1081	1,560	2,598	730,243	6,566	3,271	0.72	4.21	2.10
1082	1,193	2,548	1,096,727	5,606	5,637	0.43	4.70	4.73
Total	13,772	10,629	4,345,725	25,563	18,416	0.29	1.86	1.34

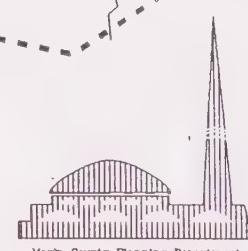
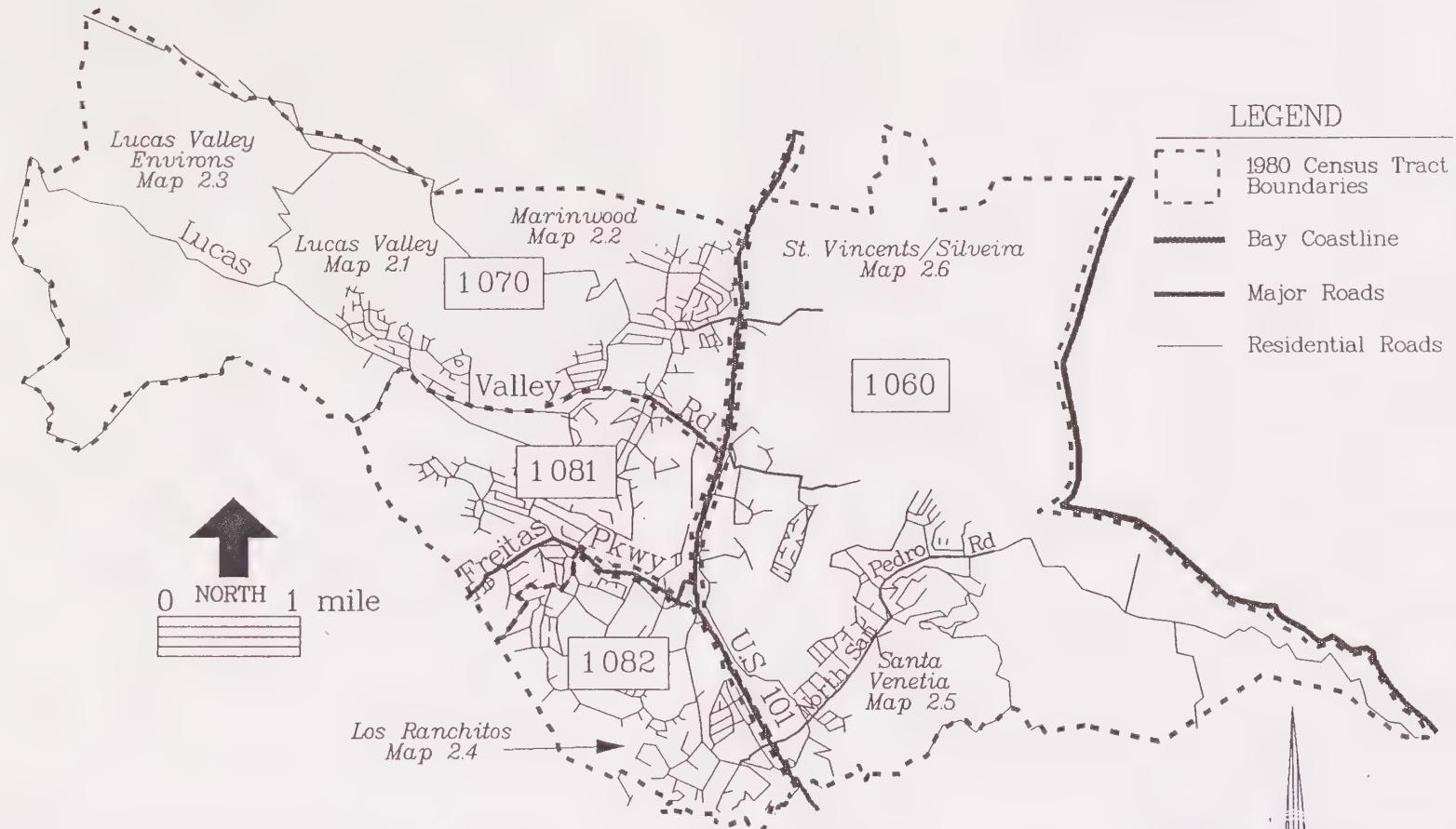
Housing in the Las Gallinas Valley is distributed among the 4 census tracts and contains between 2,236 and 3,247 dwelling units. With 3,247 dwelling units, tract 1060 has the largest number of residences (located largely in the Santa Venetia area). Housing density is greatest in the Northgate/Terra Linda area (tracts 1081 and 1082) where residential densities reach 4.70 people per acre.

MAP 2.0

Planning Area 2 (Las Gallinas Valley)

Census Tracts

and Land Use Categories Index



The Planning Area has a concentration of retail and office development in the Smith Ranch/Civic Center area (tract 1060), with 56% of the total 4.3 million square feet and an average FAR of 0.22. The Northgate area (tract 1082) has the second highest concentration of commercial development in the planning area, with 1,096,727 commercial square feet and an average FAR of 0.43.

b. Existing Land Use Categories Maps by Unincorporated Area

Lucas Valley (Map 2.1)

Single family residential, with a density of more than four units per acre is the predominant land use here. The area includes some agricultural and planned residential areas with densities of less than 1 unit per acre. Lucas Valley has one general commercial area with an FAR of 0.2.

Marinwood (Map 2.2)

This area contains a number of planned and single family residential areas ranging in density from 0.2 to 4 units per acre with multi-family residential uses at 1 to 30 units per acre. Marinwood includes public facilities, open space, and a park. The area has a small retail shopping center and an office building (each with FAR of 0.17 to 0.18).

Lucas Valley/Marinwood Environs (Map 2.3)

The Lucas Valley/Marinwood environs has primarily planned residential uses at less than one unit per acre and agricultural land uses.

Los Ranchitos (Map 2.4)

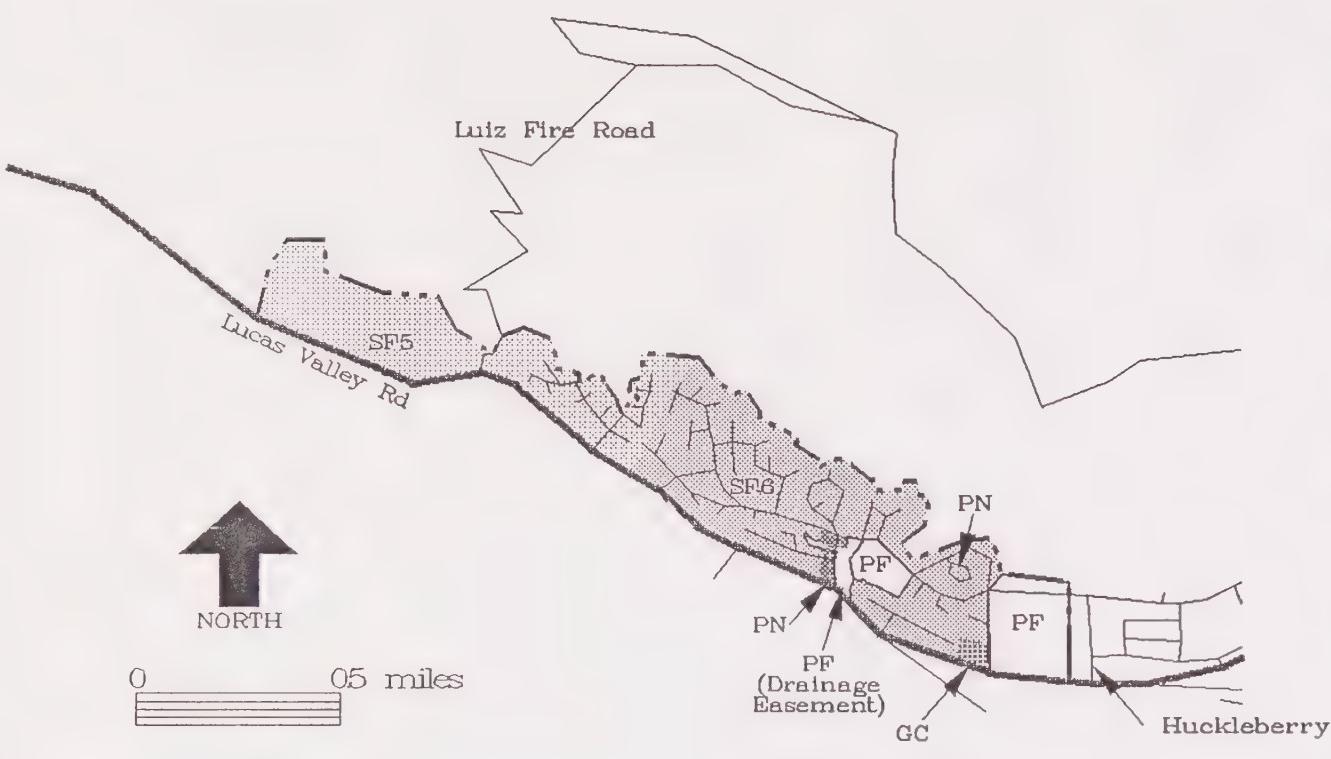
The Los Ranchitos area is primarily single family residential, with densities ranging from 0.2 to 1 unit per acre. The community also includes 2 planned residential districts at less than 1 unit per acre).

Santa Venetia (Map 2.5)

The Santa Venetia area consists of single family residential land uses, ranging from less than 1 to 4 units per acre, public facilities, and open space areas. The community has multi-family housing with densities from 1 to 30 units per acre. Commercial uses border North San Pedro Road, where FAR ranges from 0.11 to 0.22.

MAP 2.1

Lucas Valley Existing Land Use Categories

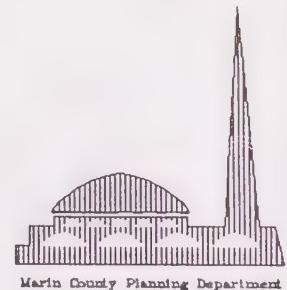


Land Use Categories 1988

[SF6]	Single Family (4 to 7 units/acre)
[SF6]	Single Family (2-4 units/acre)
[GC]	General Commercial (Avg. F.A.R.= 0.2)
[PF]	Public Facility
[PN]	Private Non-Taxable
[Dashed Line]	Community Boundary
[Solid Line]	Major Roads
[Dashed Line]	Residential Roads

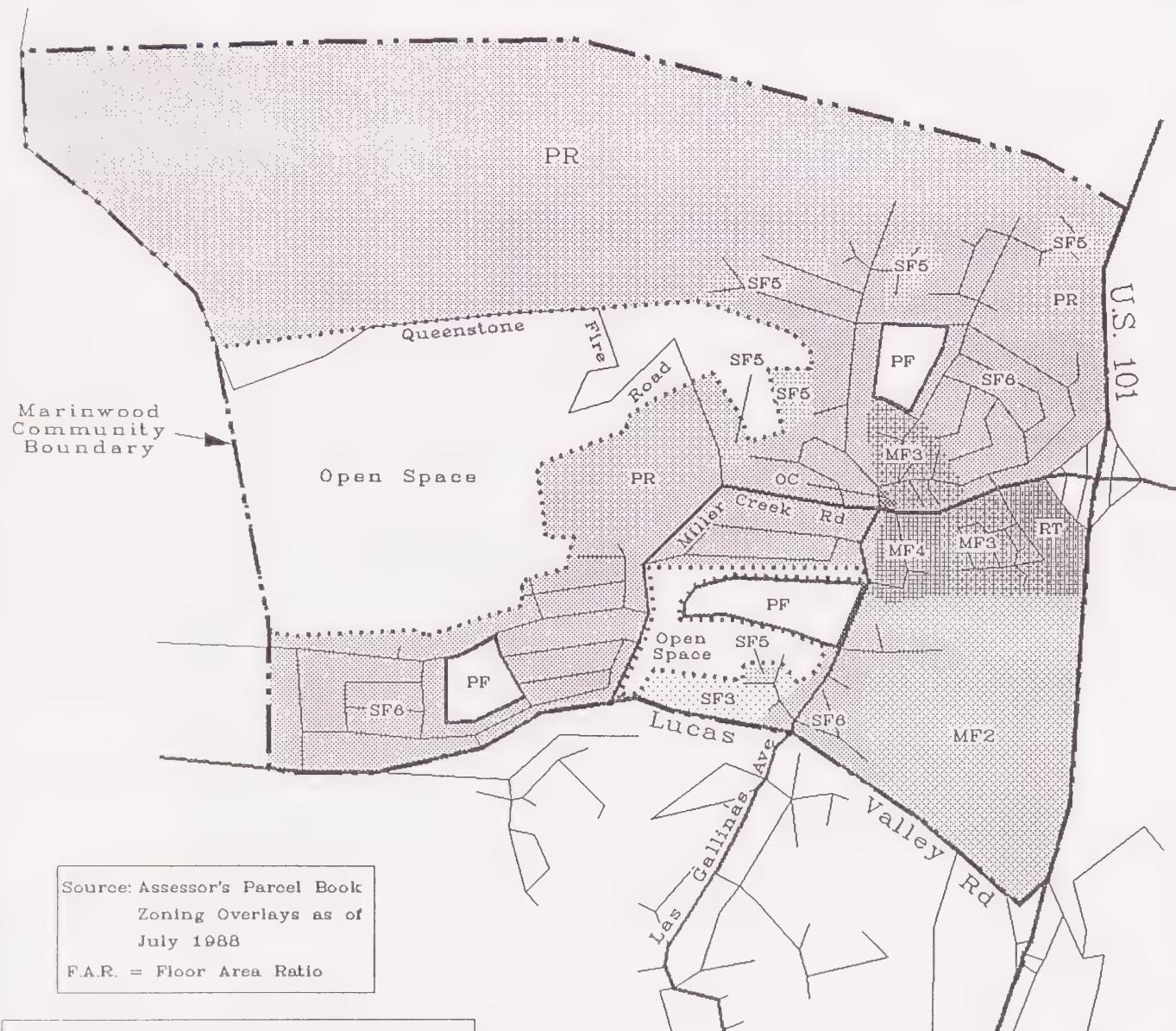
Source: Assessor's Parcel Book
Zoning Overlays as of
July 1988
F.A.R. = Floor Area Ratio

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MA

Marinwood Existing Land Use Categories



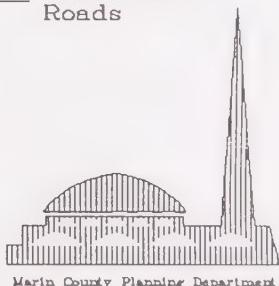
Land Use Categories 1988

SF6	Single Family 6 (4 to 7 units/acre)
SF5	Single Family 5 (2 to 4 units/acre)
SF3	Single Family 3 (1 unit/1 to 5 acres)
MF4	Multi-Family 4 (11-30 units/acre)
MF3	Multi-Family 3 (5-10 units/acre)
MF2	Multi-Family 2 (1-4 units/acre)
PR	Planned Residential (1 unit/1 to 10 acres)
OC	Office Commercial (F.A.R. = 0.17)
RT	Retail Commercial (Avg. F.A.R. = 0.18)
PF	Public Facility (School Site)
OS	Open Space

- Community Boundary
- Major Roads
- Residential Roads

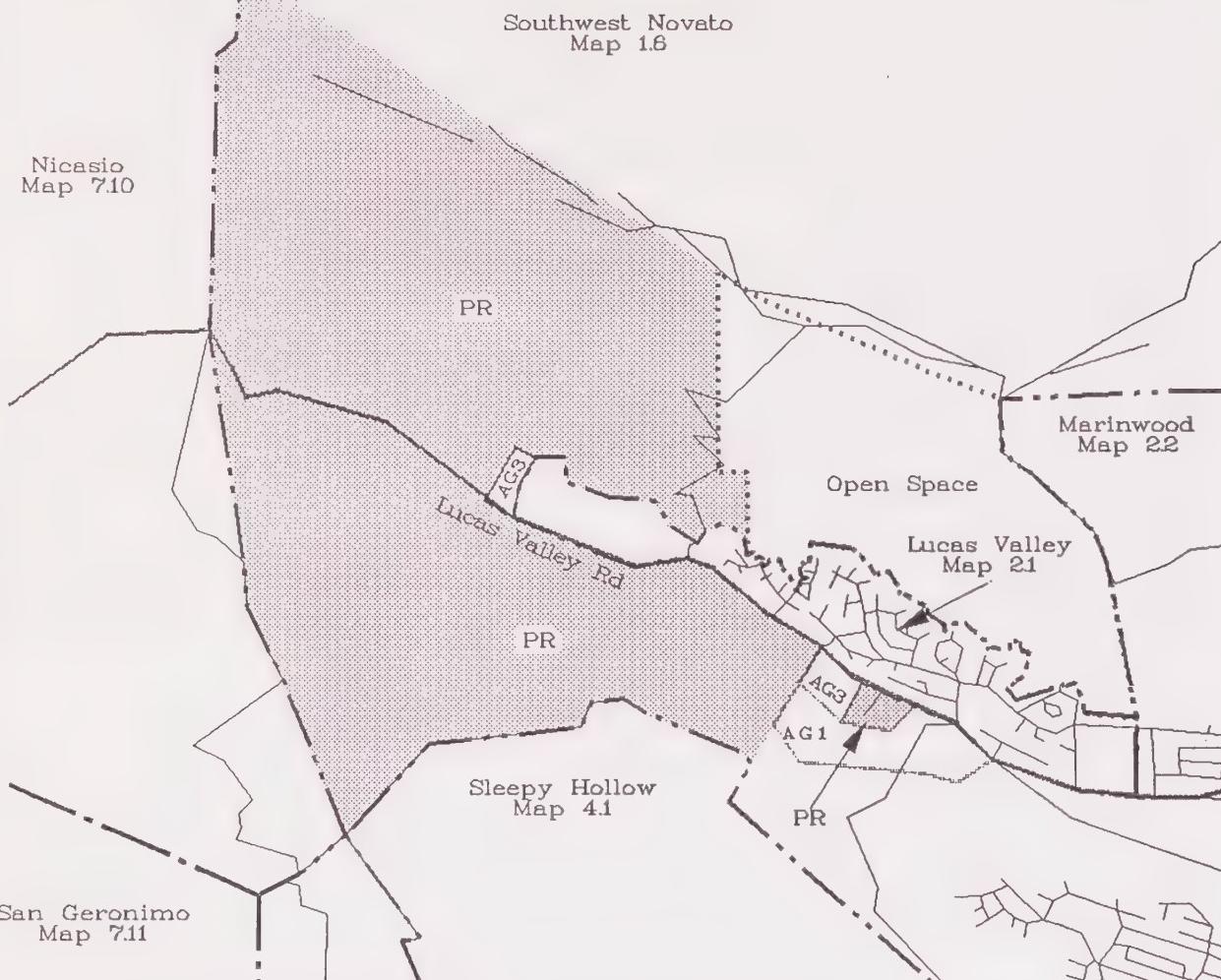


0 0.33 miles



MAP 2.3

Lucas Valley Environs Existing Land Use Categories

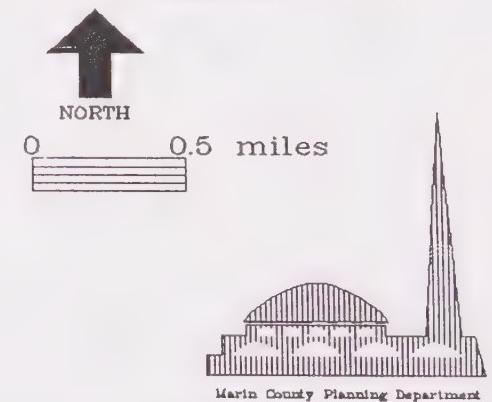


This map was developed for General Plan purposes.
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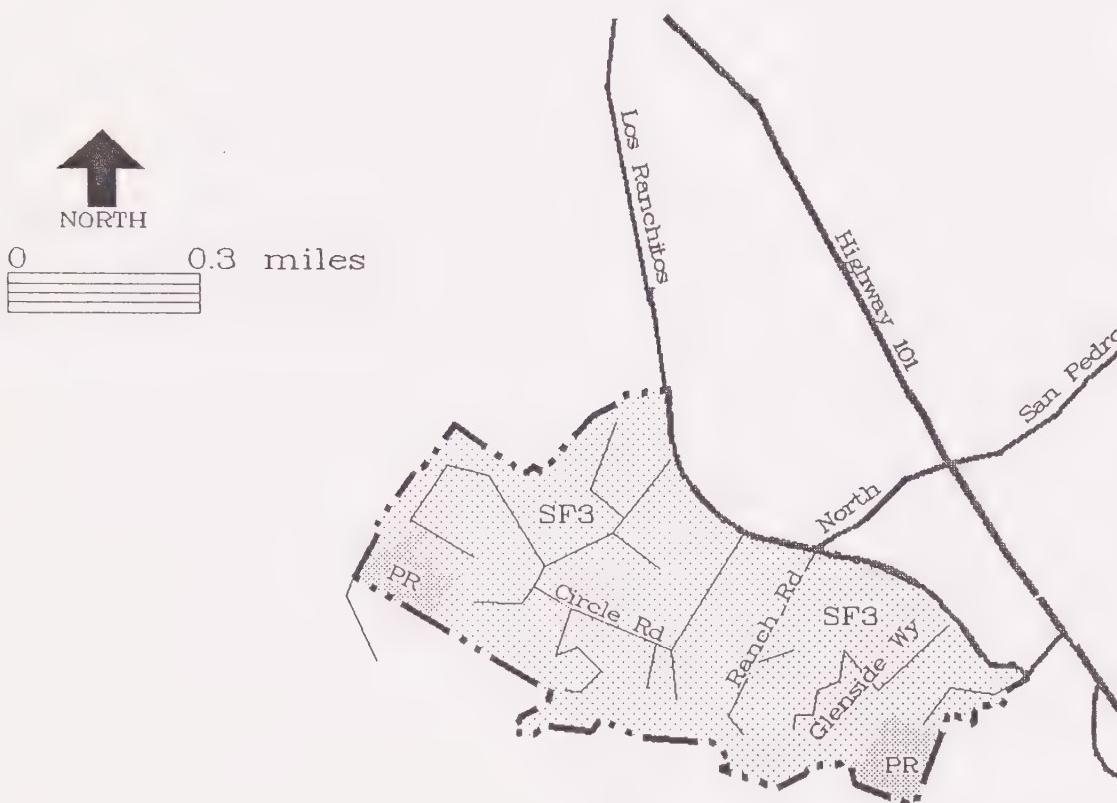
Source: Assessors Parcel Book Zoning
Overlays as of July 1988

Land Use Categories 1991

PR	Planned Residential (1 unit/1 to 10 acre)
AG3	Agriculture (1 unit/2 to 10 acres)
AG2	Agriculture (1 unit/10 to 30 acres)
AG1	Agriculture (1 unit/30 to 60 acres)
	Open Space
	Ridge and Upland Greenbelt Areas
	Community Boundaries
	City Boundaries
	Major Roads
	Residential Roads



Los Ranchitos Existing Land Use Categories

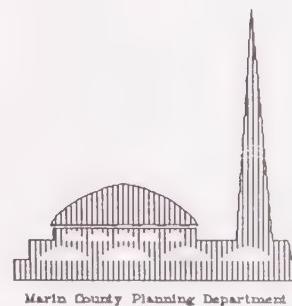


Land Use Categories 1988

	Single Family (1 unit/1-5 acres)	SF3
	Planned Residential (1 unit/1-10 acres)	PR
	San Rafael City Boundaries	
	Major Roads	
	Residential Roads	

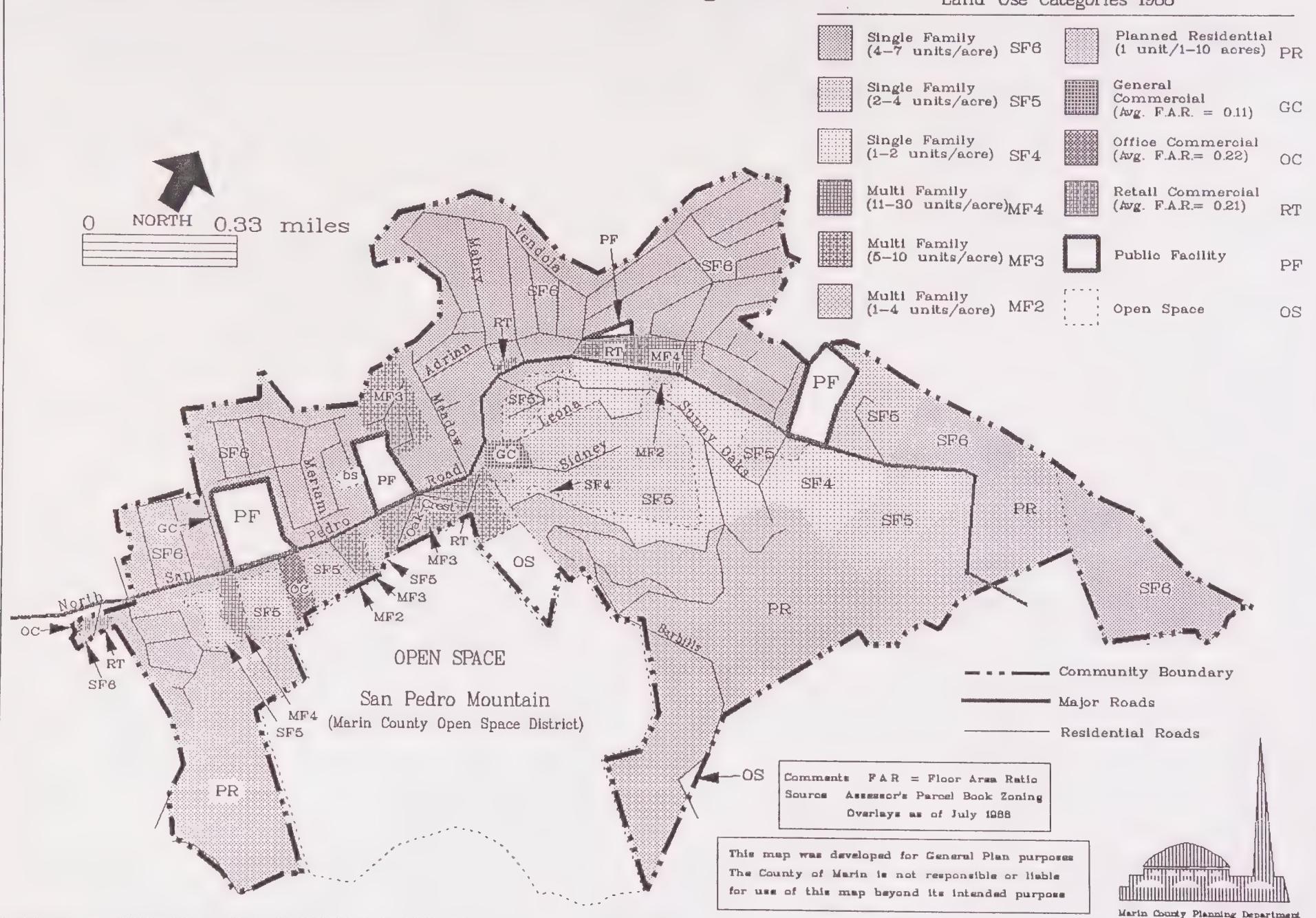
Comments: FAR = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of July 1988

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MAP 2.5

Santa Venetia Existing Land Use Categories



St. Vincent's/Silveira (Map 2.6)

The existing County land use category for the St. Vincent's/Silveira area is agricultural, with a density of 1 unit per 2 acres.

St. Vincent's/Silveira (Map 2.6a)

This area is also designated in the San Rafael General Plan for mixed use development with approximately 6 units per acre and 261,000 square feet of commercial uses. The existing land use categories map for this report reflects the San Rafael Plan designation for the site.

3. Planning Area 3 - San Rafael Basin

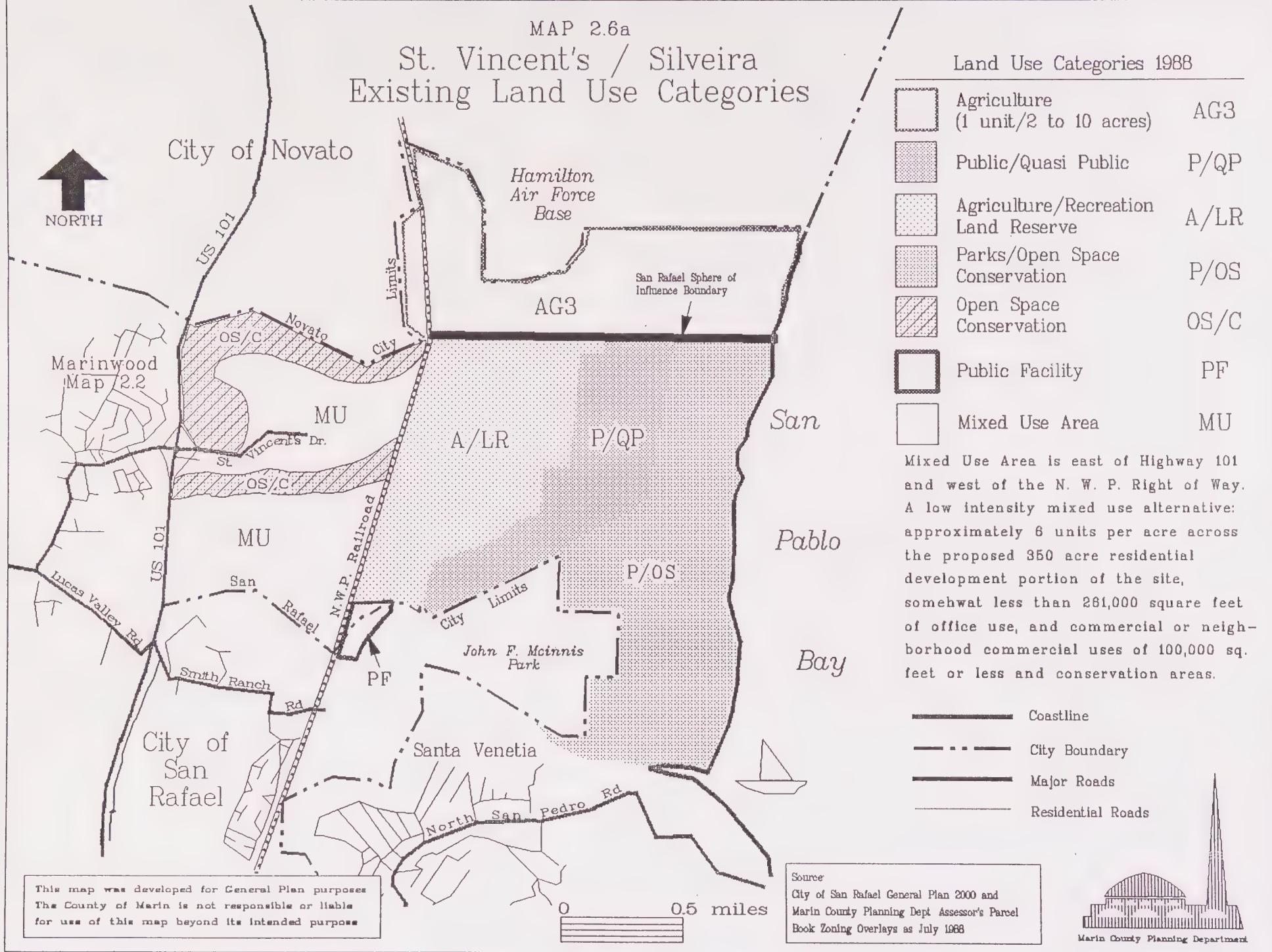
The San Rafael Basin Planning Area encompasses most of the City of San Rafael, including the Canal Area, Dominican College, Downtown, East San Rafael, and Peacock Gap. The Planning Area also includes several unincorporated pockets: Bayside Acres, Country Club, Eagle Park, McNear's Beach, and the Mount Tamalpais Cemetery. The San Rafael Basin Planning Area has 6 census tracts and covers 7,794 acres. Map 3.0 indicates the census tract boundaries within Planning Area 3.

Table 3. San Rafael Basin Housing Density and Commercial Intensity by Tract as of 1990

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1090	1,138	3,606	378,945	7,358	1,389	0.09	6.47	1.22
1101	1,732	2,440	526,776	5,538	2,162	0.24	3.20	1.25
1102	2,429	2,130	65,756	5,397	365	0.01	2.22	0.15
1110	607	2,326	2,313,039	4,660	7,908	0.80	7.68	13.03
1121	721	1,820	1,265,744	3,856	2,711	0.31	5.35	3.76
1122	1,167	2,797	4,023,882	8,014	9,752	0.35	6.87	8.36
Total	7,794	15,119	8,574,142	34,823	24,287	0.26	4.47	3.12

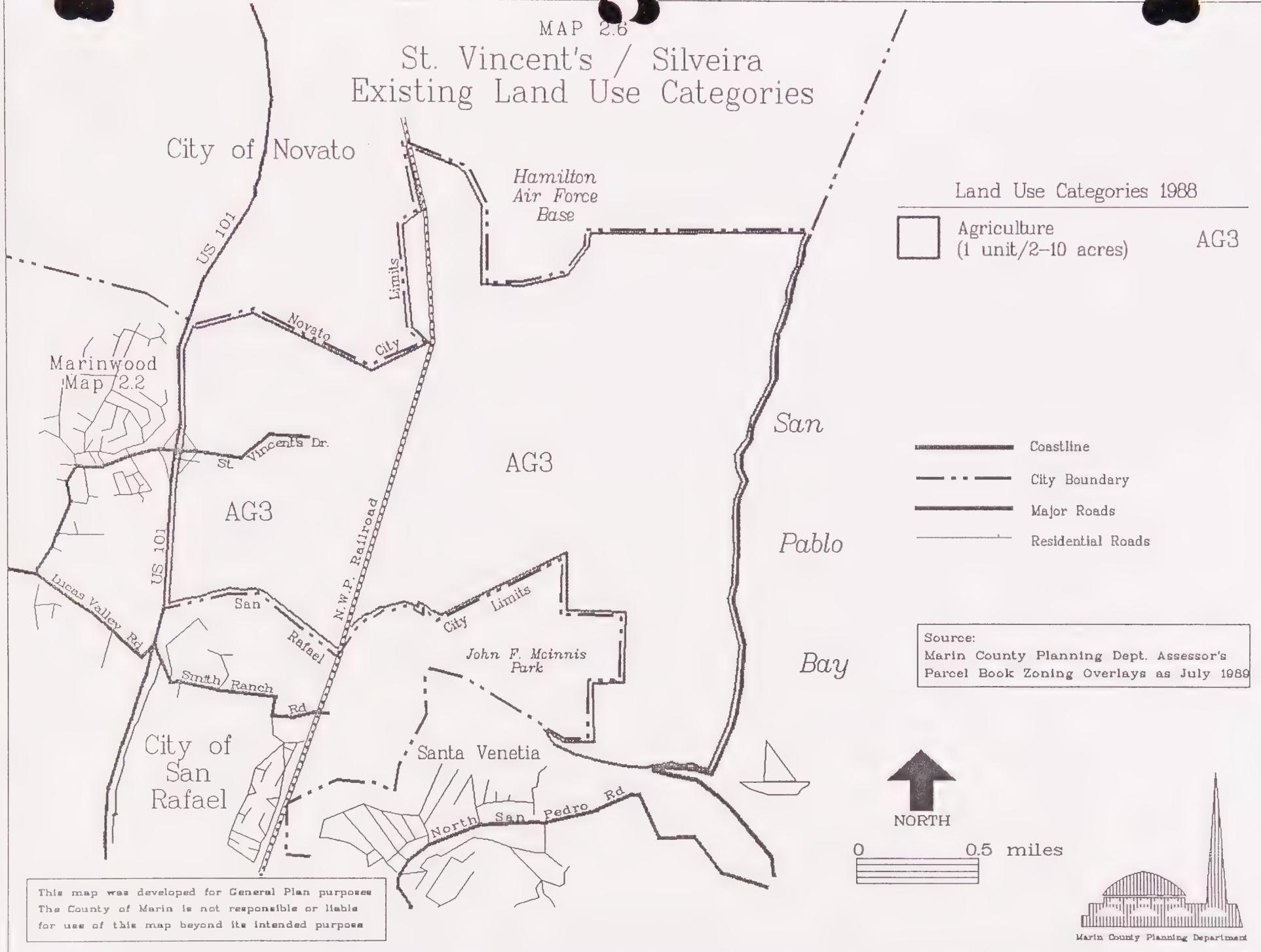
MAP 2.6a

St. Vincent's / Silveira Existing Land Use Categories

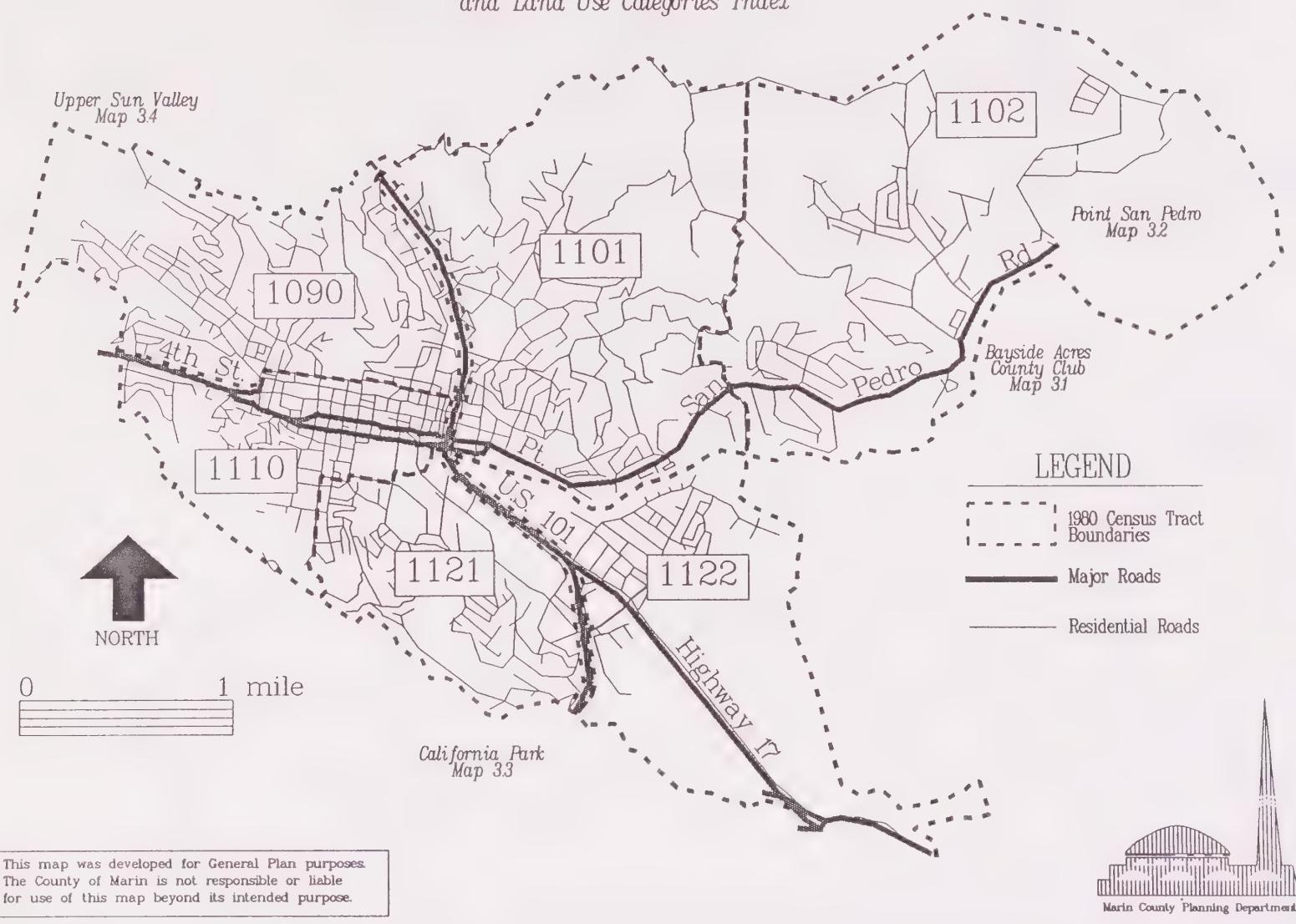


MAP 2.6

St. Vincent's / Silveira Existing Land Use Categories



MAP 3.0
Planning Area 3 (San Rafael Basin)
CENSUS TRACTS
and Land Use Categories Index



a. Land Use, Population, and Employment by Tract

The greatest residential densities in Planning Area 3 are in downtown San Rafael (tracts 1090 and 1110). These two tracts have residential densities considered high for Marin, with 6.47 and 7.68 people per acre respectively. Tracts 1110 and 1122 also have a high number of homes: 2,326 and 2,797 units respectively.

Planning Area 3 has one of the highest concentrations of commercial development in Marin County with over 8.5 million square feet of commercial development. The downtown San Rafael census tract (1110) has the highest commercial intensity in Planning Area 3, with over 2.3 million commercial square feet and an average FAR of 0.80. East San Rafael (tract 1122) has the greatest volume of commercial and industrial square feet with over 3.9 million square feet and an average FAR of 0.38, which is lower than the downtown area.

b. Existing Land Use Category Maps by Unincorporated Area

Bayside Acres and Country Club (Map 3.1)

These small unincorporated pockets within the City of San Rafael contain single family land uses with densities of 0.2 to 1 unit per acre. A few single family land uses in the area have slightly higher densities - 2 to 4 units per acre). Bayside Acres has one recreational commercial facility with an FAR of 0.01.

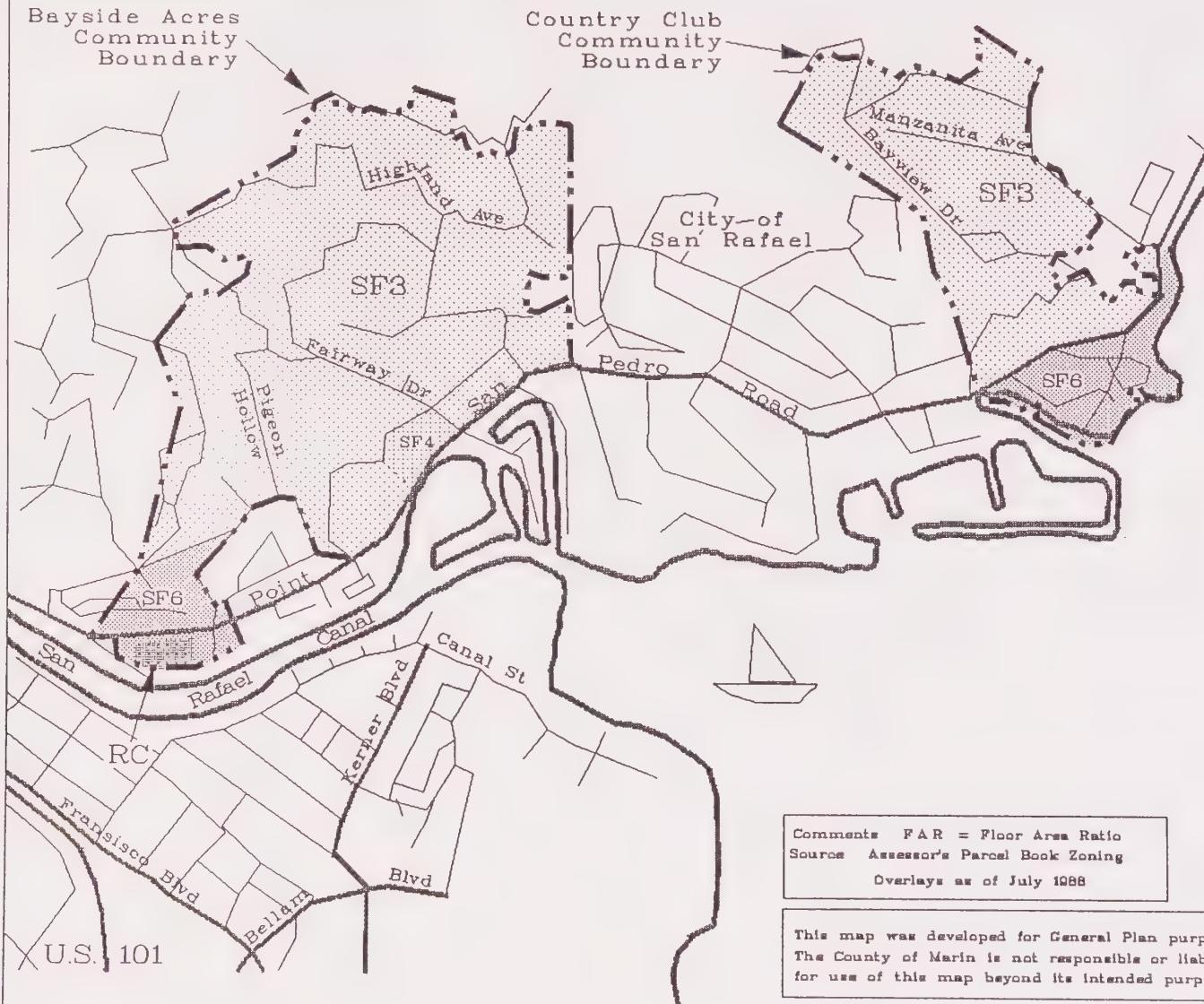
Point San Pedro (Map 3.2)

The Point San Pedro map includes a rock quarry and a large underwater area. The quarry is zoned for commercial residential uses and the area underwater is zoned for the same uses as well as agricultural uses.

California Park (Map 3.3)

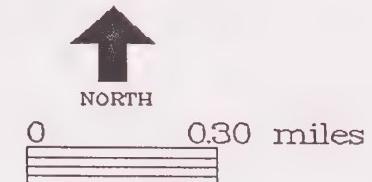
California Park is an unincorporated area within the City of San Rafael. Most of the area is single family residential ranging from 1 to more than 4 units per acre. California Park also includes multi-family residential land uses ranging from 1 to 30 units per acre. California Park has a small industrial area with an FAR of 0.33 and a small commercial residential area with an FAR of 0.27.

MAP 3.1
Bayside Acres and Country Club
Existing Land Use Categories



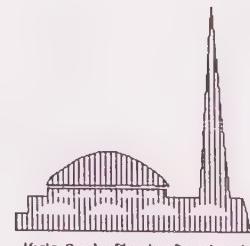
Land Use Categories 1988

	Single Family (4-7 units/acre)	SF6
	Single Family (1-2 units/acre)	SF4
	Single Family (1 unit/1-5 acres)	SF3
	Recreational Commercial (F.A.R. = 0.01)	RC
	Unincorporated Community Boundary	
	Coastline	
	Major Roads	
	Residential Roads	

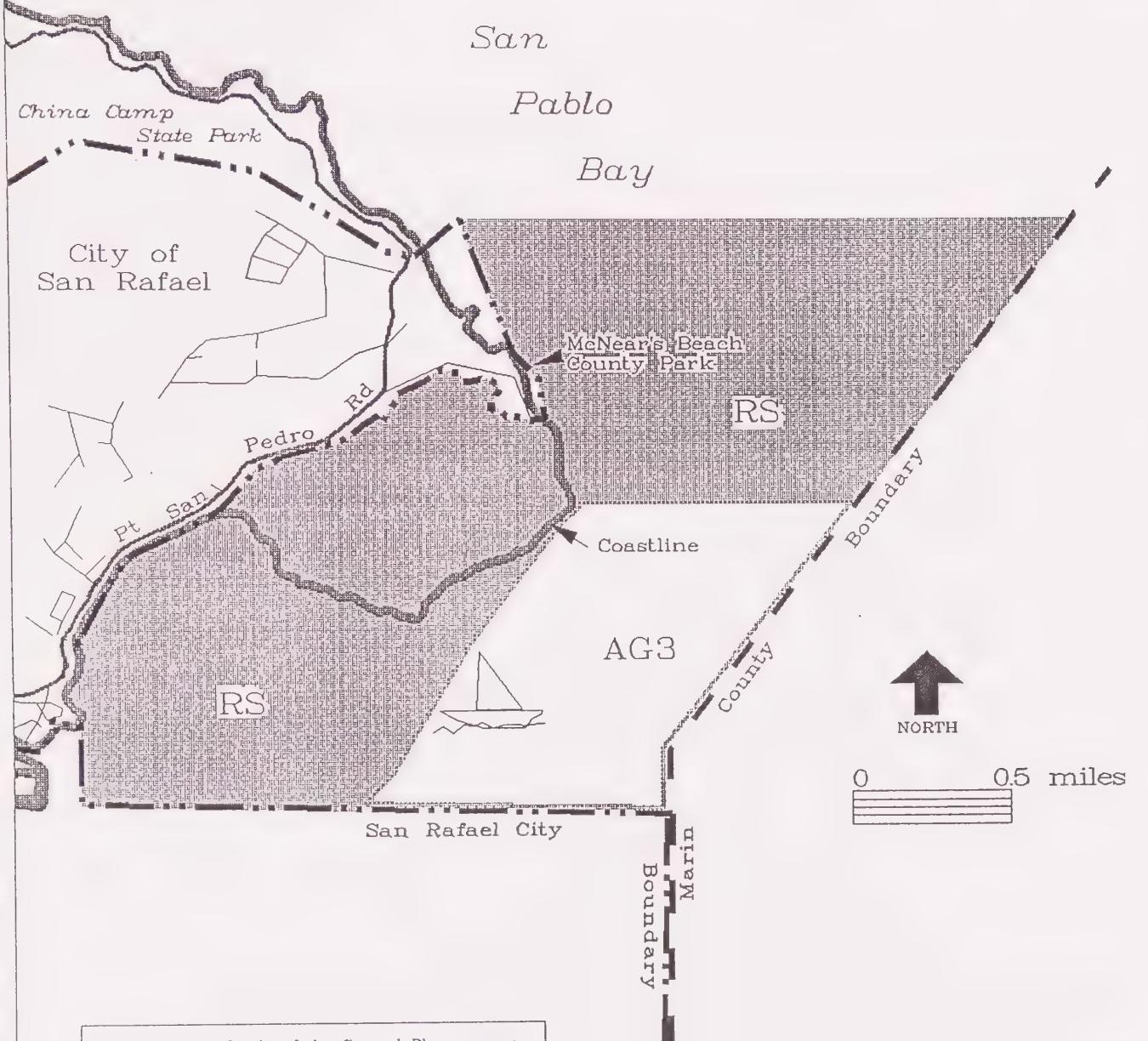


Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of July 1988

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MAP
Point San Pedro Existing Land Use Categories

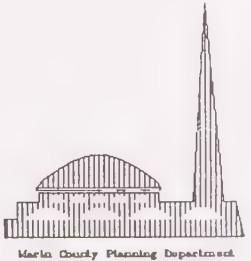


Land Use Categories 1988

	Residential Commercial (F.A.R. = 0.0)	RS
	Agriculture (1 unit/2-10 acres)	AG3
— — —	County Boundary	
- - -	City Boundary	
— — —	Coastline	
— — —	Major Roads	
— — —	Residential Roads	

Comments FAR = Floor Area Ratio
 Source Assessor's Parcel Book Zoning
 Overlays as of July 1988

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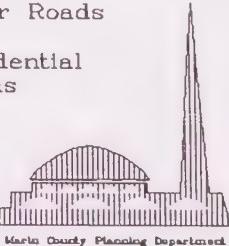


MAP 3.3

California Park Existing Land Use Categories

Land Use Categories 1988

	Single Family (4-7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	Single Family (1-2 units/acre)	SF4
	Multi Family (11-30 units/acre)	MF4
	Multi Family (5-10 units/acre)	MF3
	Multi Family (1-4 units/acre)	MF2
	Industrial (F.A.R. = 0.33)	IND
	Commercial Residential (F.A.R. = 0.27)	RS
	Community Boundary	
	Major Roads	
	Residential Roads	



Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book
Zoning Overlays as of
July 1988

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Upper Sun Valley (Map 3.4)

The Upper Sun Valley Area has single family residential land uses with 2 to 4 units per acre and planned residential areas with less than 1 unit per acre. The area also includes the Mt. Tamalpais Cemetery.

4. Planning Area 4 - Upper Ross Valley

The Upper Ross Valley Planning Area includes the incorporated towns of Fairfax, Ross, and San Anselmo, and the unincorporated communities of Oak Manor and Sleepy Hollow. The Area has 4 census tracts and 9,396 acres (see Table 4).

a. Land Use, Population and Employment by Tract

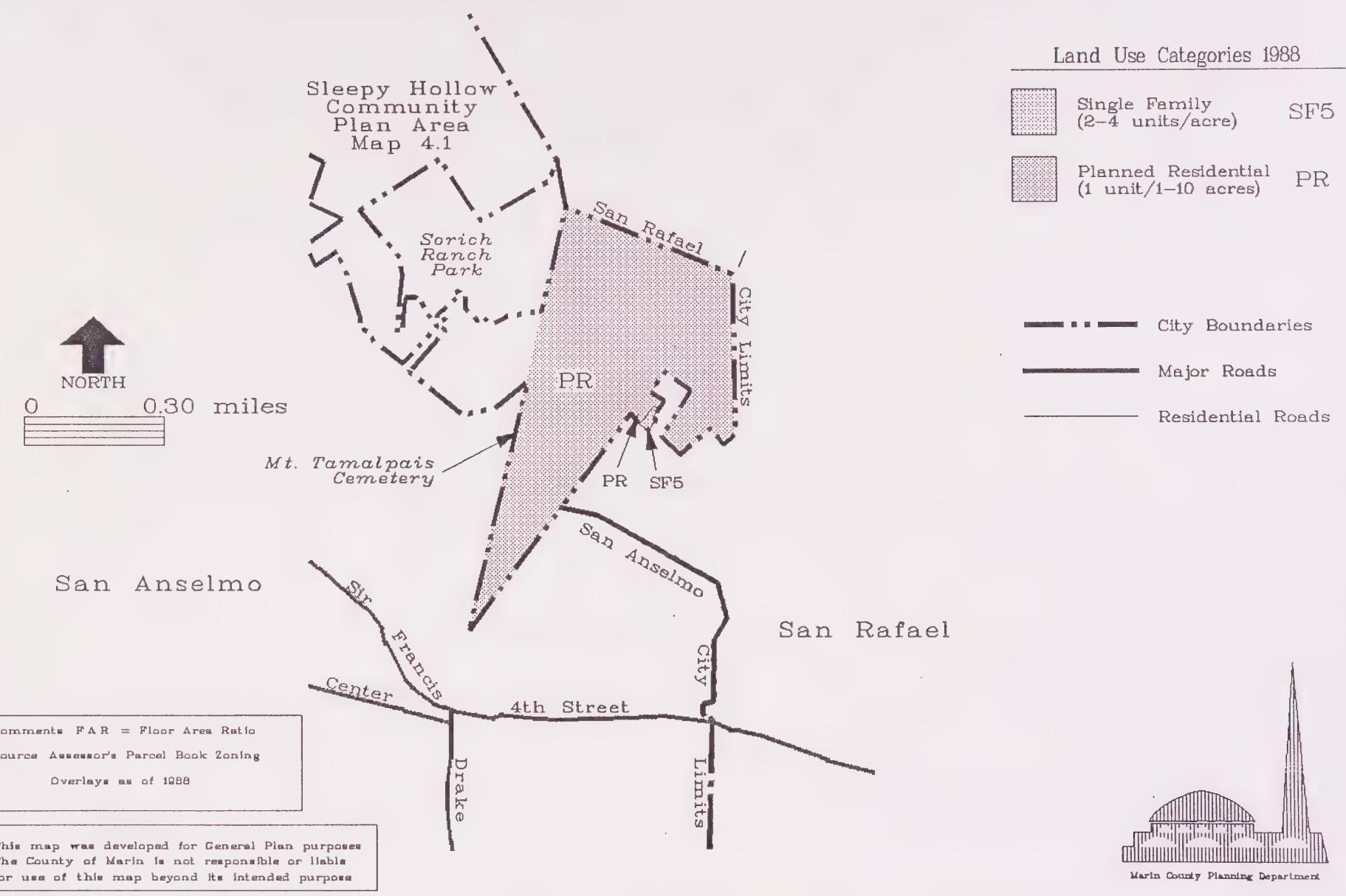
Table 4. Upper Ross Valley Existing Housing Density and Commercial Intensity as of 1990

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1141	3,500	2,335	366,472	5,183	1,460	0.24	1.48	0.42
1142	1,110	1,316	99,044	2,852	410	0.15	2.57	0.37
1150	2,783	2,748	17,028	6,817	197	0.22	2.45	0.07
1160	410	1,417	52,480	3,198	291	0.18	7.80	0.71
1170	613	1,981	783,231	4,023	2,898	0.39	6.56	4.73
1181	980	768	73,053	2,123	792	0.04	2.17	0.81
Total	9,396	10,565	1,391,308	24,196	6,048	0.22	2.58	0.64

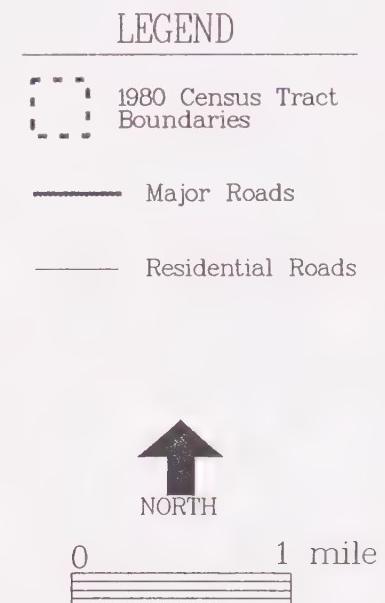
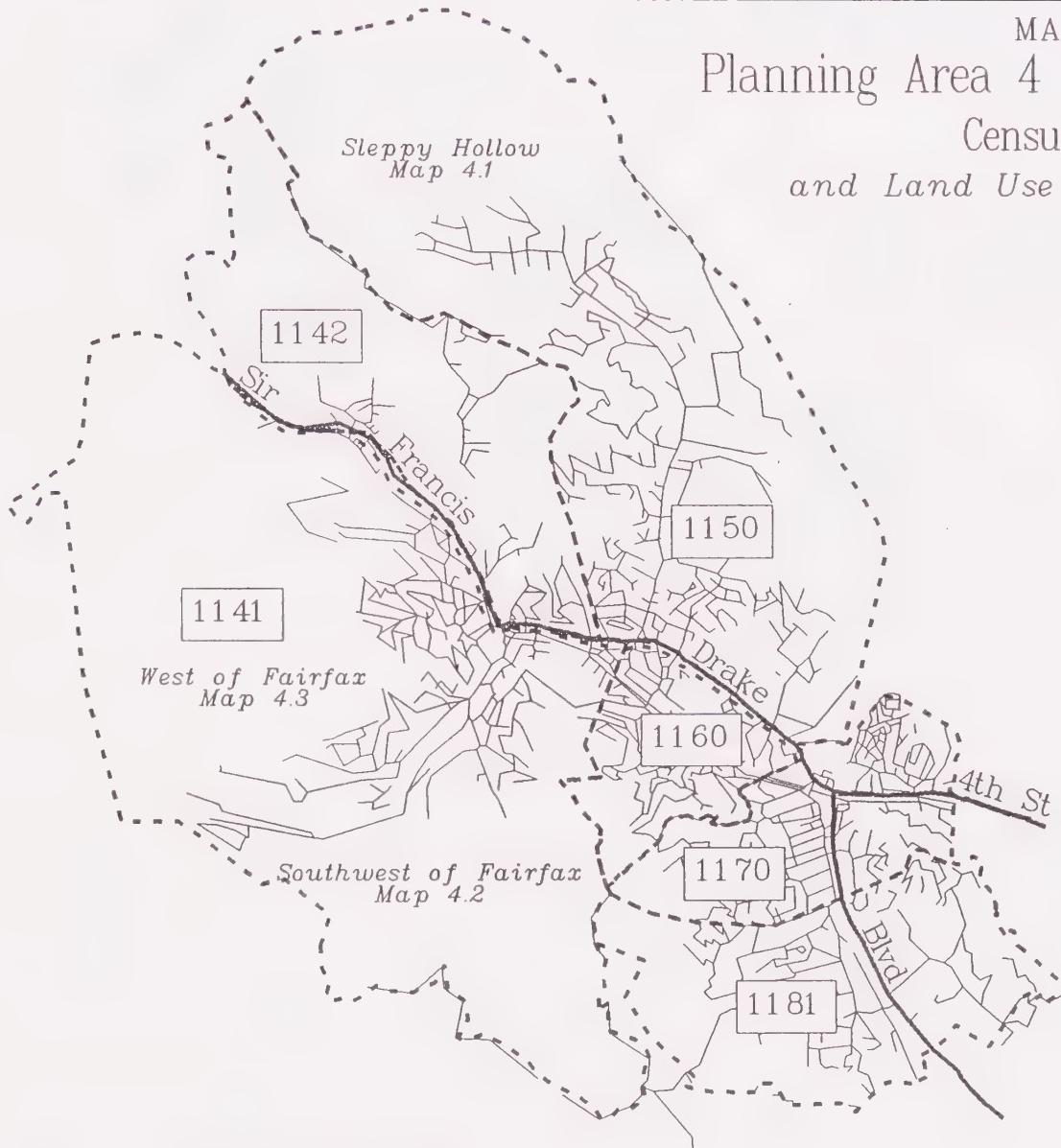
San Anselmo (tract 1150) has the highest number of dwelling units in Planning Area 4, 2,748 units. Fairfax (tract 1141) has 2,335 units. Together, these tracts account for about half of the dwelling units in the planning area. Tract 1141 has a density of 1.48 people per acre and tract 1150 has a higher density of 2.45 people per acre. Population densities are the greatest in the areas nearest to downtown San Anselmo (tracts 1160 and 1170), where there are approximately six to eight people per acre.

MAP 3.4

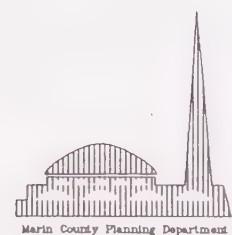
Upper Sun Valley Area Existing Land Use Categories



MAP 4.0
Planning Area 4 (Upper Ross Valley)
Census Tracts
and Land Use Categories Index



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The downtown areas of Fairfax and San Anselmo (tracts 1141 and 1170 respectively) have the highest concentrations of commercial and industrial square footage in Planning Area 4. The downtown area of Fairfax has 366,472 square feet and an average FAR of 0.24. San Anselmo's commercial area has 783,231 square feet and an average FAR of 0.39.

b. Existing Land Use Categories Maps by Unincorporated Community

Sleepy Hollow (Map 4.1)

The predominant land use in Sleepy Hollow is single family residential, with densities ranging from 0.2 to over 4 units per acre. Much of the upland area contains planned residential uses with densities under 1 unit per acre.

South of Fairfax (Map 4.2)

The area between Fairfax and the Meadow Country Club includes planned residential land uses with densities of less than 1 unit per acre. South of Fairfax also includes multi-family residential uses at 1 unit per acre.

West of Fairfax (Map 4.3)

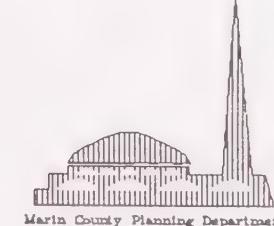
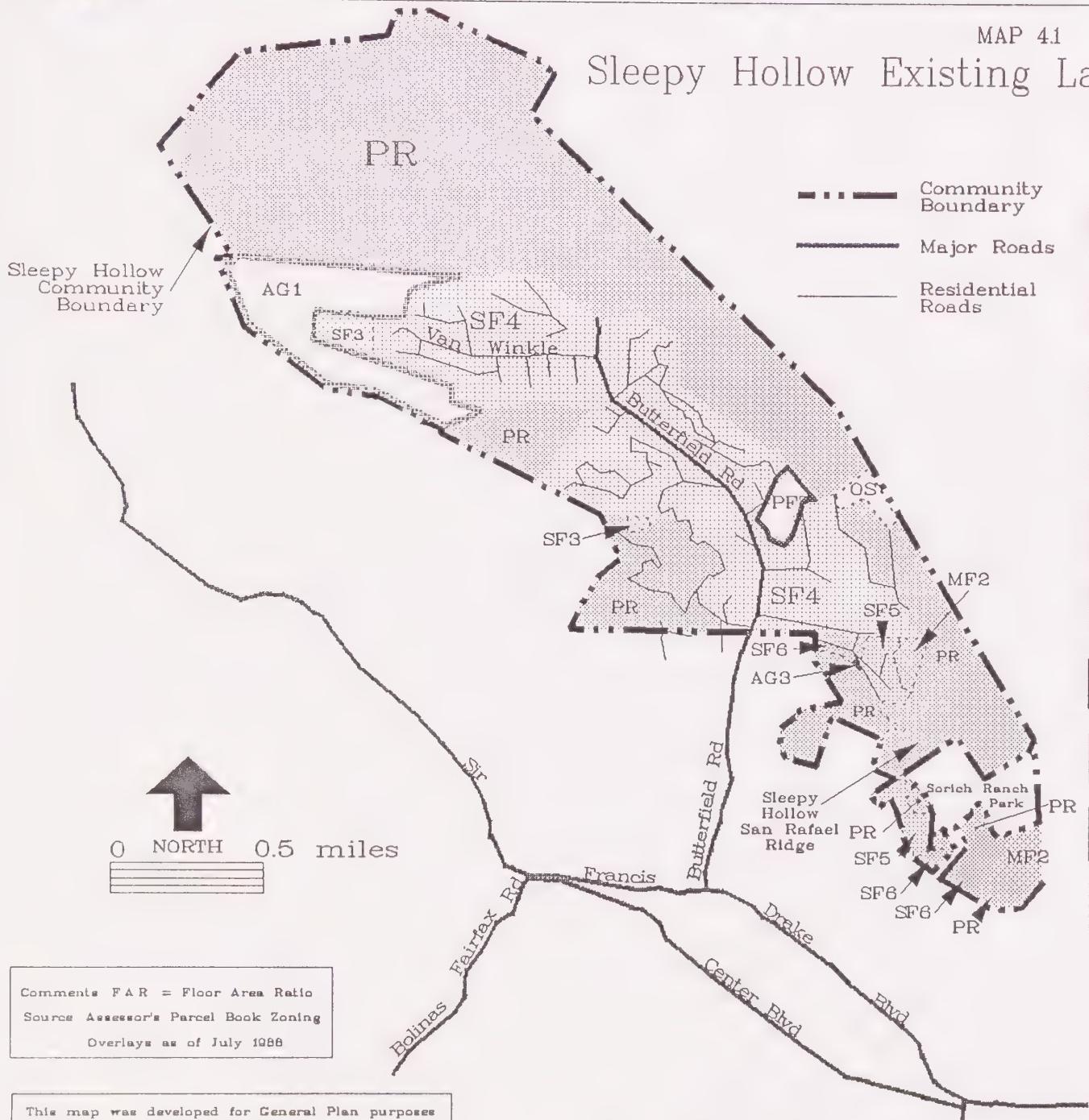
The unincorporated area west of Fairfax covers lands between Sleepy Hollow, Fairfax, and San Geronimo, including the Tamarancho Boy Scout Camp. The upland areas near Sleepy Hollow include low density planned residential development with some higher density multi-family uses near Sir Francis Drake Boulevard as well as a small retail commercial area with an FAR of 0.13.

5. Planning Area 5 - Lower Ross Valley

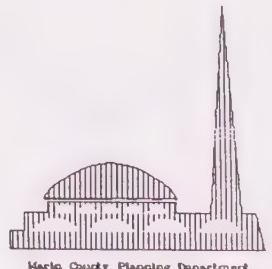
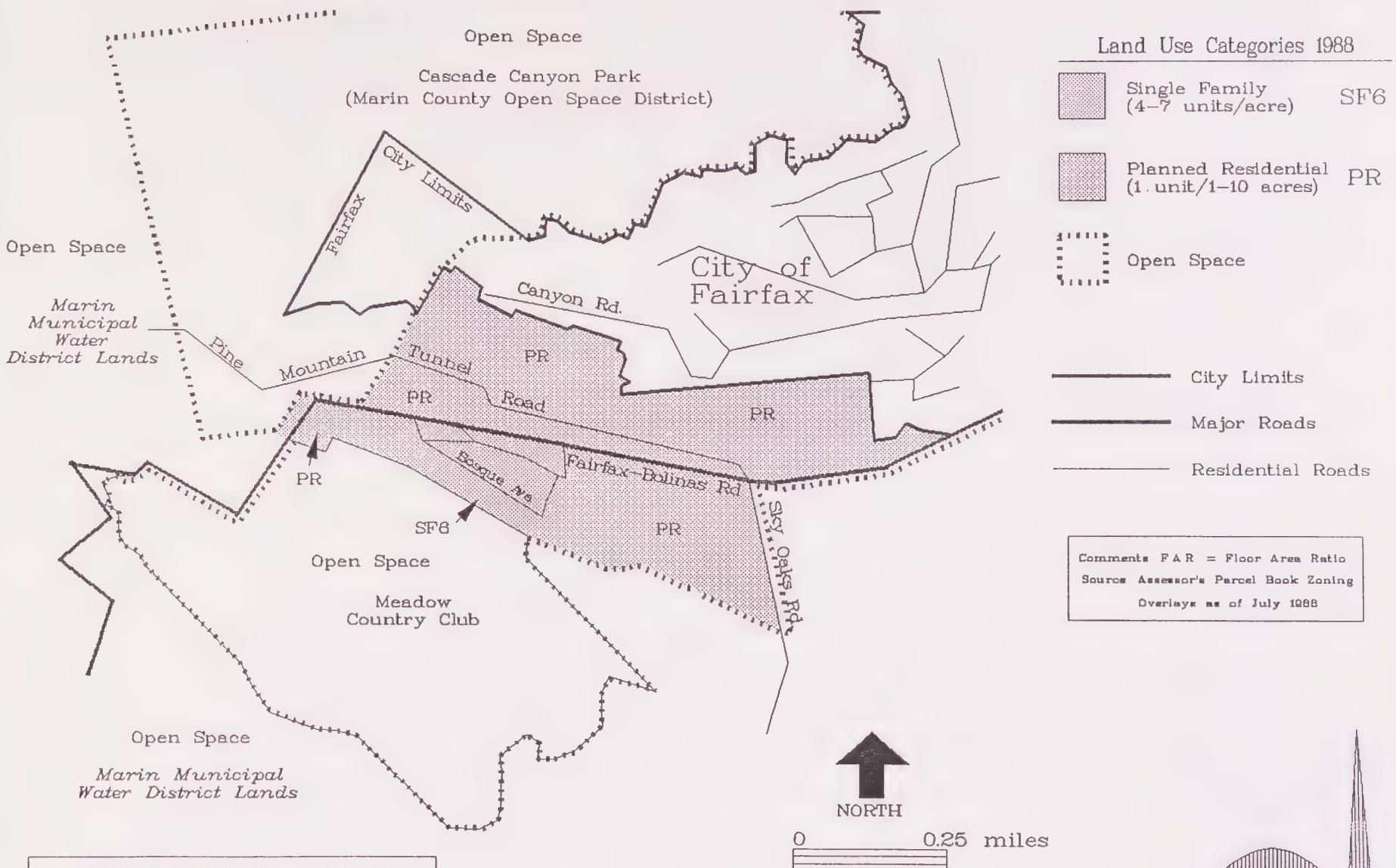
The Lower Ross Valley Planning Area encompasses the cities of Corte Madera and Larkspur, and the unincorporated areas of Greenbrae, Kentfield, and San Quentin. The Planning Area of 5,367 acres is divided into six census tracts (see Map 5 and Table 5).

MAP 4.1

Sleepy Hollow Existing Land Use Categories



MAP 4.2
Southwest of Fairfax
Existing Land Use Categories



MAP 4.3
West of Fairfax
Existing Land Use Categories

A small black arrow pointing upwards, indicating the direction of North.

0.5 miles

Land Use Categories 1988		
	Single Family (4-7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	Single Family (1-2 units/acre)	SF4
	Single Family (1 unit/5-20 acres)	SF2
	Multi Family (11-30 units/acre)	MF4
	Planned Residential (1 unit/1-10 acres)	PR
	Retail Commercial (Avg. F.A.R. = 0.13)	RT
	Recreational Commercial (F.A.R. = 0.00)	RC
	Agricultural (1 unit/30-80 acres)	AG1
	Open Space	OS

Comments: FAR = Floor Area Ratio

Source: Assessor's Parcel Book

Zoning Overlays as of

July 1988

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— City Limits
— - - Community Plan Boundary
— Major Roads
— Residential Roads

a. Land Use, Population, and Employment Figures by Tract

Table 5. Lower Ross Valley Housing Density and Commercial Intensity as of 1990

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1182*	2,035	738	22,414	1,805	104	0.01	0.89	0.05
1191	518	1,070	317,795	2,560	2,615	0.31	4.94	5.05
1192	765	3,250	630,214	6,220	3,929	0.30	8.13	5.14
1200	1,336	2,944	538,495	5,910	1,996	0.35	4.42	1.49
1211	896	2,241	1,069,862	4,724	4,274	0.36	5.27	4.77
1212	1,826	2,067	2,023,715	4,430	6,827	0.25	2.43	3.74
1220	26	84	0	5,802	751	0.00	223.15	28.88
Total	7,402	12,394	4,602,495	31,451	20,496	0.20	4.25	2.77

*Note: Tract 1182 is split between the City-Centered Corridor and West Marin. Development in this tract has been included in the City-Centered Corridor. The West Marin share of acreage in each tract is listed under West Marin.

The highest number of housing units in this Area are in Larkspur tracts 1192 and 1200, with 3,250 and 2,944 units respectively. Tract 1192 has a residential density of 8.13 people per acre. Tract 1200 has a density of 4.42 people per acre.

With over 223 people per acre, Tract 1220 (San Quentin) is the most intensively populated tract in the County, due to the concentrated prison population and small land area. Corte Madera, tract 1211, just east of Highway 101, has a sizable concentration of housing units (2,241) and a population density of 5.27 people per acre.

Commercial and industrial space in the Lower Ross Valley is primarily concentrated in two tracts. Tract 1212, which includes the Corte Madera Village Mall, has over 2 million square feet and a typical suburban commercial FAR of 0.25.

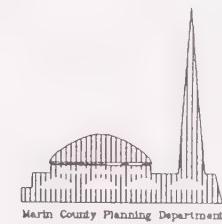
MAP 5.0
Planning Area 5 (Lower Ross Valley)
Census Tracts
and Land Use Categories Index

LEGEND

- 1980 Census Tract Boundaries
- Bay Coastline
- Major Roads
- Residential Roads



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Downtown Larkspur (tract 1200) and Corte Madera (tract 1211) have 538,495 and 1,069,862 square feet of commercial space respectively. Kentfield, tract 1191, has the highest commercial intensity in the unincorporated portion of the planning area with an FAR of 0.31 and 317,795 square feet of commercial space. San Quentin Penitentiary (tract 1220) has 715 jobs, but the tract has no commercial square footage because a penitentiary is not considered commercial square footage.

b. Existing Land Use Maps

Kentfield (Maps 5.1.0, 5.1.1, 5.1.2)

The predominant land use in Kentfield is single family residential with densities ranging from 0.2 units per acre to over 4 units per acre.

Multi-family uses lie along Sir Francis Drake Boulevard where densities range from 2 to 30 units per acre.

Public facility land uses are important in Kentfield, the home of Marin Catholic High School, Marin General Hospital, and the College of Marin.

Almost all of the commercial land uses in Kentfield are clustered around the College of Marin campus. Office commercial uses average FAR 0.68 while other commercial uses generally range between 0.28 and 0.55 FAR. One commercial parcel has an FAR of 2.48.

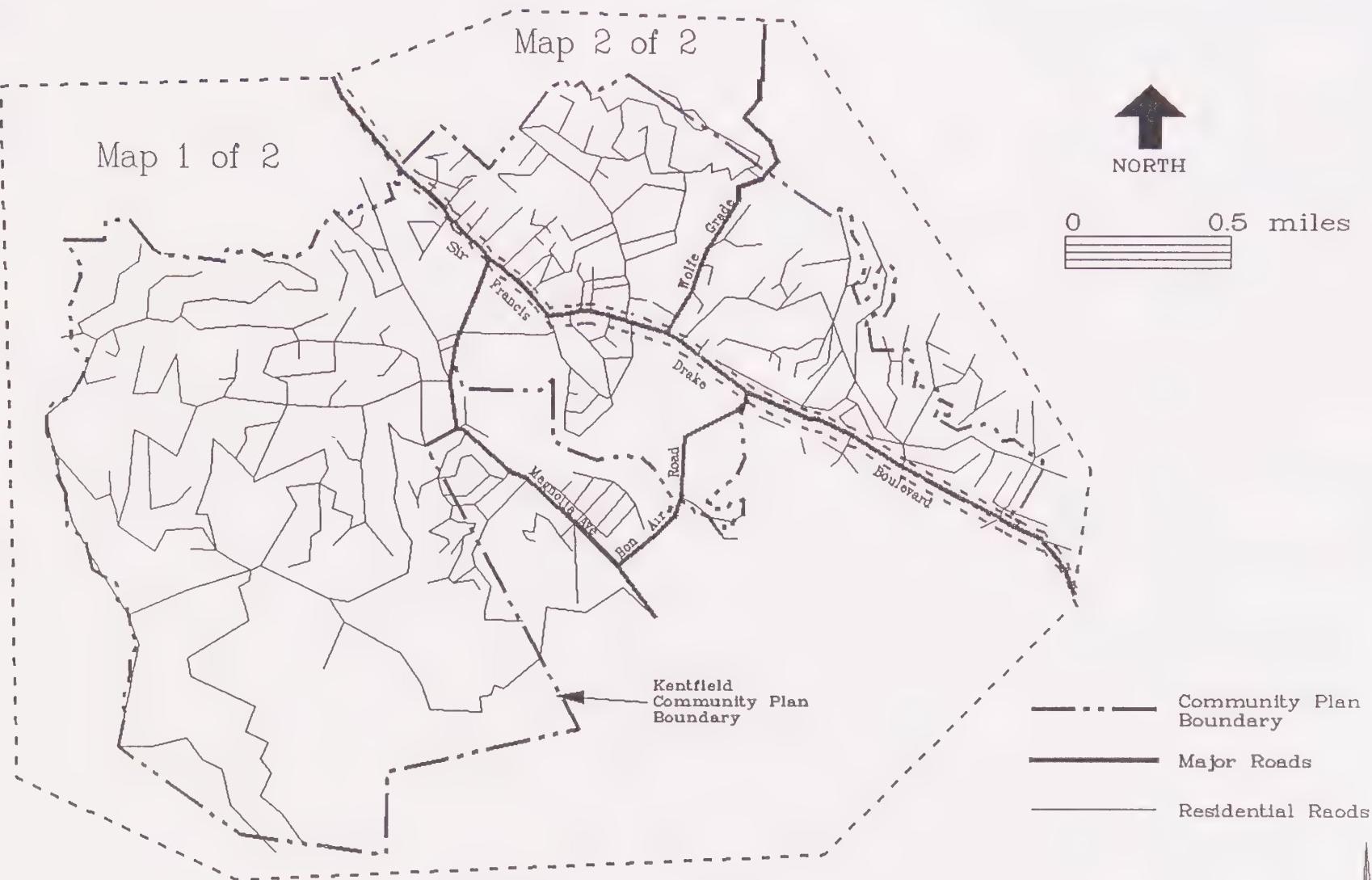
San Quentin (Map 5.2)

The San Quentin Penitentiary site is a public facility land use. The areas around the prison are single family residential land uses from 0.2 to more than 4 units per acre, and multi-family residential land uses from 5 to 10 units per acre.

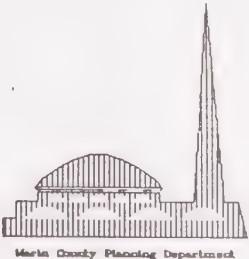
Greenbrae Boardwalk (Map 5.3)

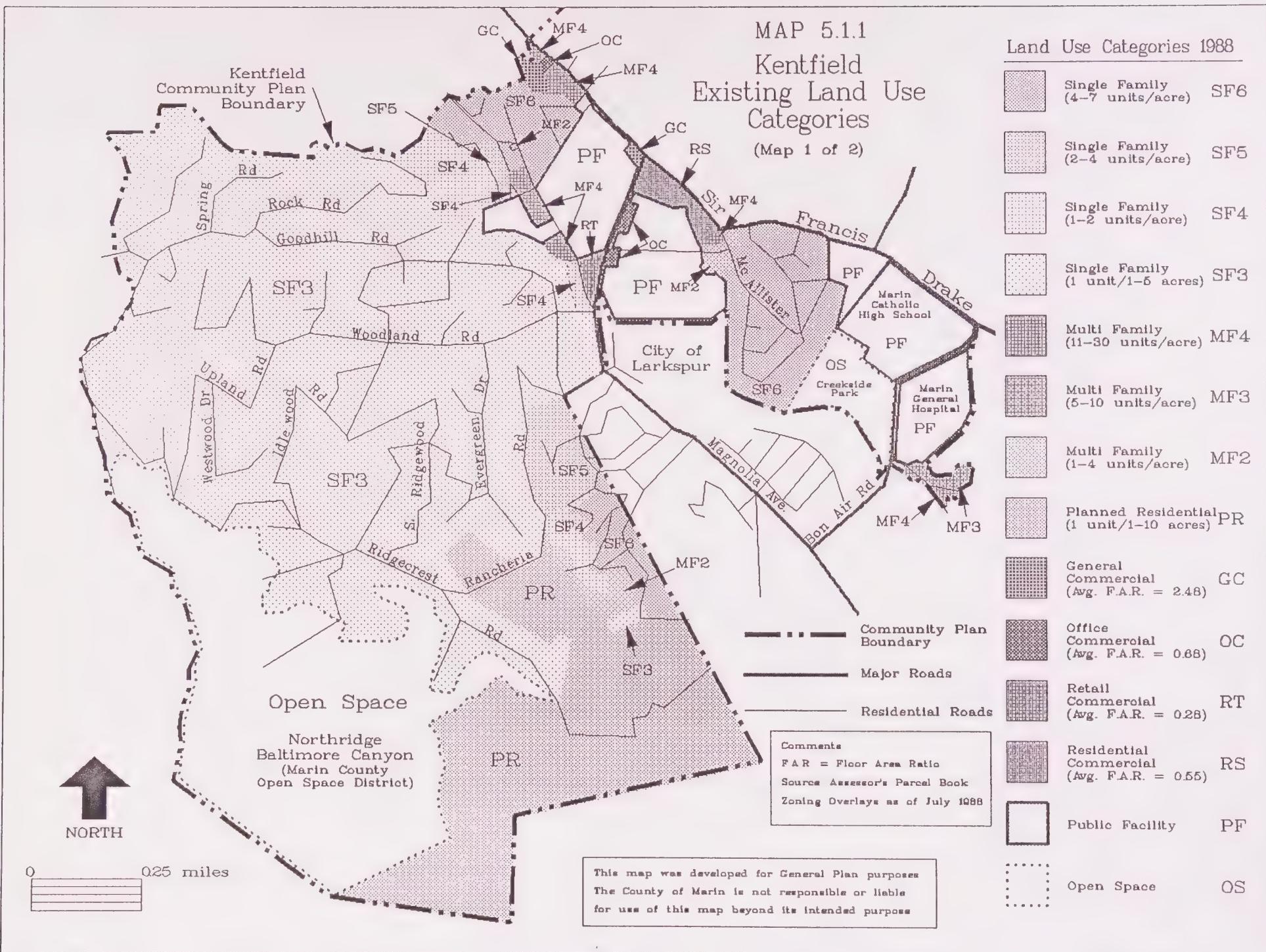
The Greenbrae Boardwalk existing land use categories map includes two small unincorporated areas between Larkspur and Corte Madera: the boardwalk area south of the Larkspur ferry terminal and the Lucky Drive area along Corte Madera creek. These lands consist of single family residential areas and the area around the Northwestern Pacific right-of-way, zoned industrial. Residential densities range from 2 to 7 units per acre.

MAP 2 OF 2
Kentfield Existing Land Use Categories Key



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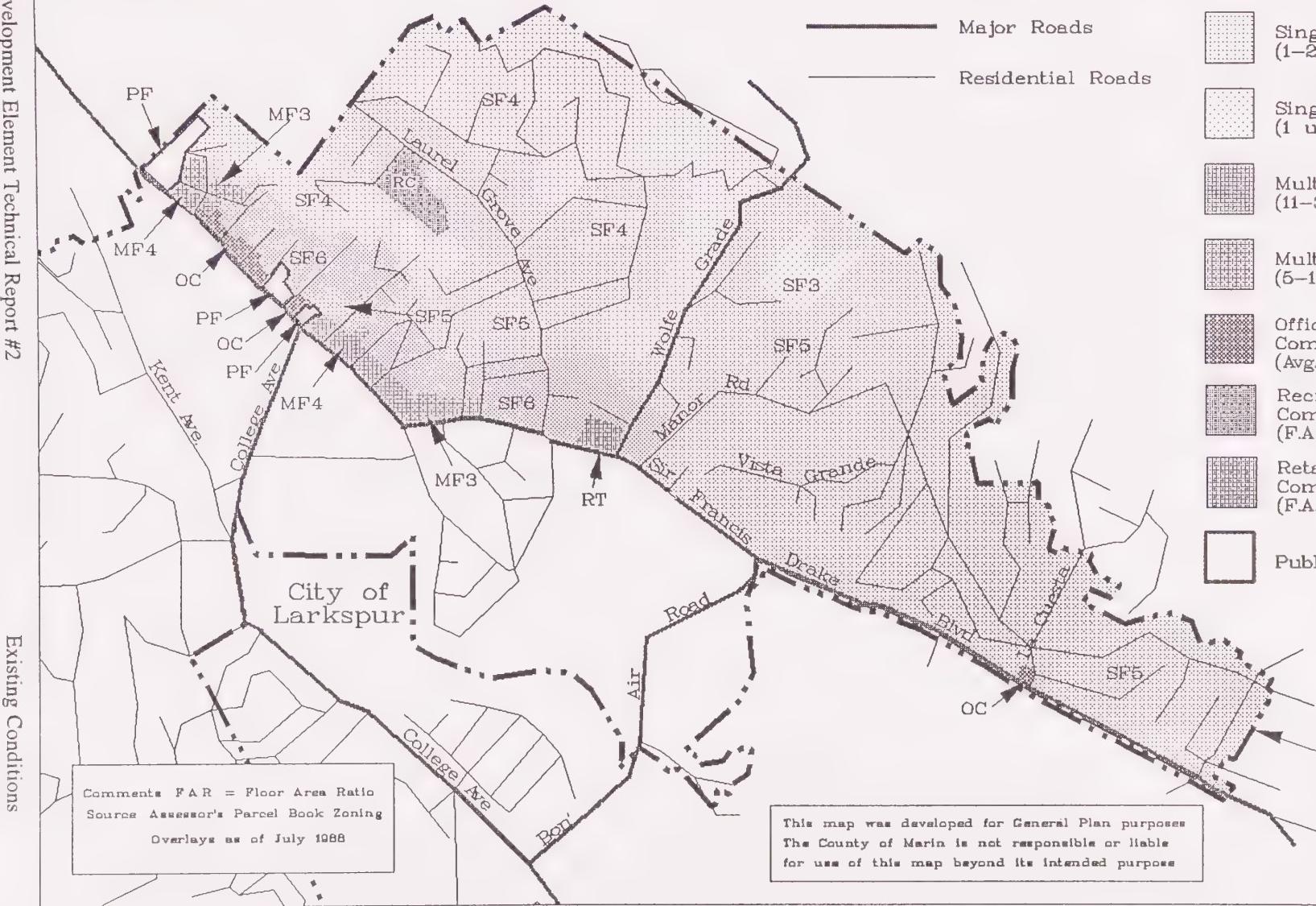
Kentfield Existing Land Use Categories

(Map 2 of 2)



0 miles
0.25 miles

- Community Plan Boundary
- Major Roads
- Residential Roads



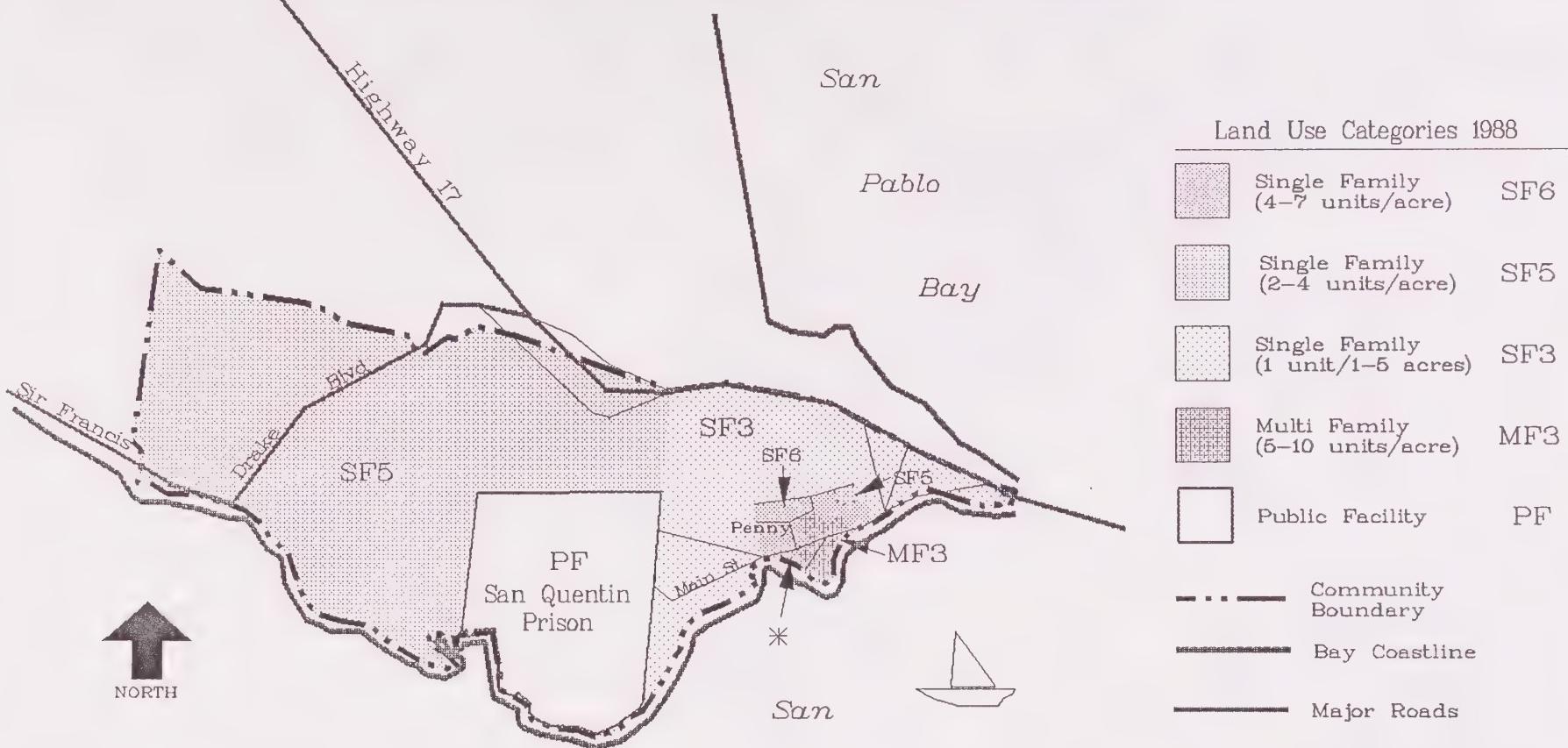
Land Use Categories 1988

	Single Family (4-7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	Single Family (1-2 units/acre)	SF4
	Single Family (1 unit/1-5 acres)	SF3
	Multi Family (11-30 units/acre)	MF4
	Multi Family (5-10 units/acre)	MF3
	Office Commercial (Avg. F.A.R. = 0.68)	OC
	Recreational Commercial (F.A.R. = 0.07)	RC
	Retail Commercial (F.A.R. = 0.05)	RT
	Public Facility	PF

Kentfield
Community Plan
Boundary

MAP 5.2

San Quentin Existing Land Use Categories

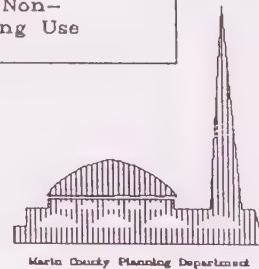


Land Use Categories 1988

	Single Family (4-7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	Single Family (1 unit/1-5 acres)	SF3
	Multi Family (5-10 units/acre)	MF3
	Public Facility	PF
	Community Boundary	
	Bay Coastline	
	Major Roads	
	Residential Roads	

Source: Assessor's Parcel Book
Zoning Overlays as of
July 1988

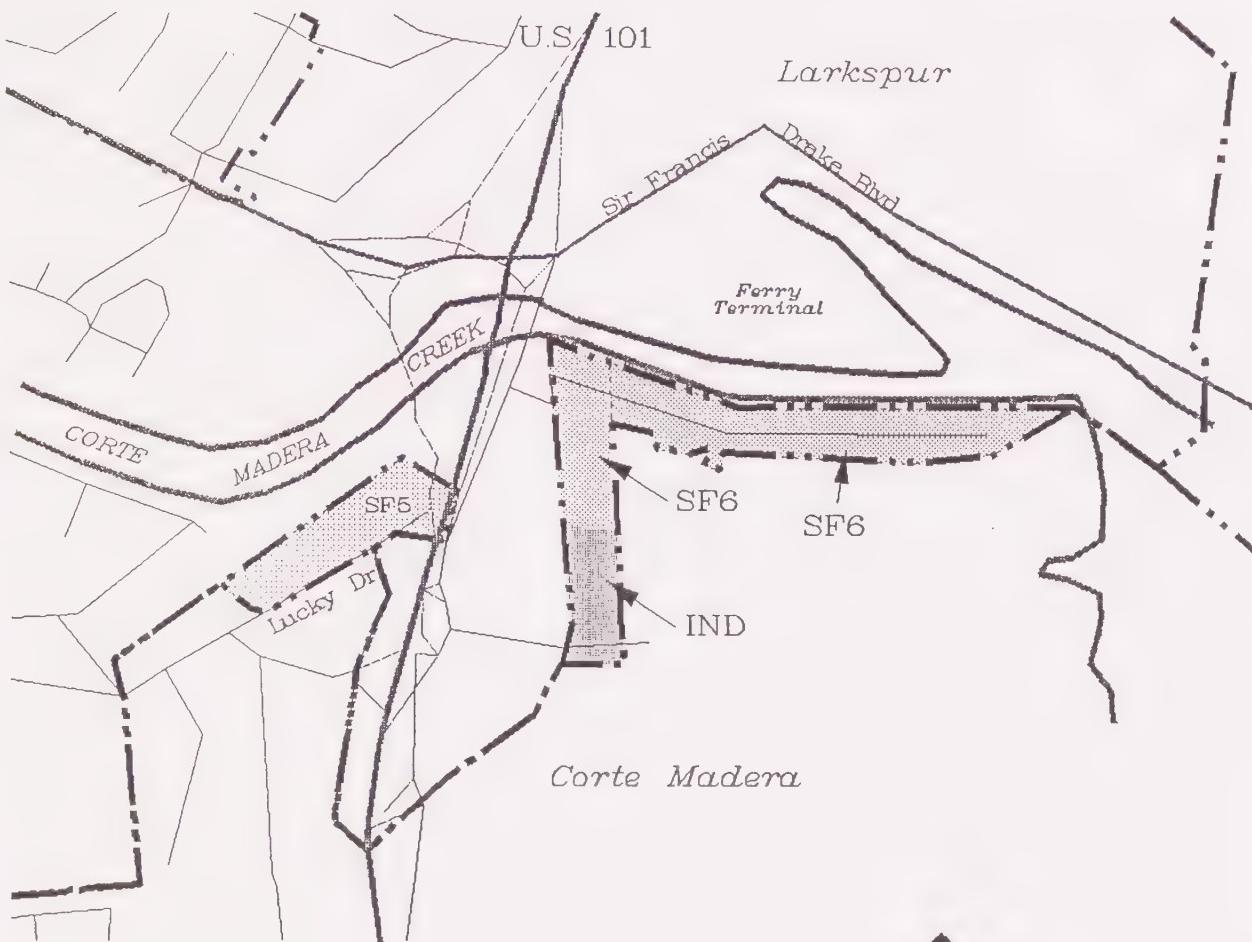
* = Existing Non-conforming Use



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MAP 5.3

Greenbrae Boardwalk Existing Land Use Categories



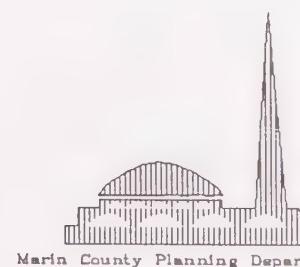
Land Use Categories 1988

	Single Family (4 to 7 units/acre)	SF6
	Single Family (2 to 4 units/acre)	SF5
	Industrial (Avg. F.A.R. = 0.0)	IND

Comments:
FAR = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of July 1988

- City Boundaries
- Major Roads
- Residential Roads
- Shoreline

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6. Planning Area 6 - Richardson Bay

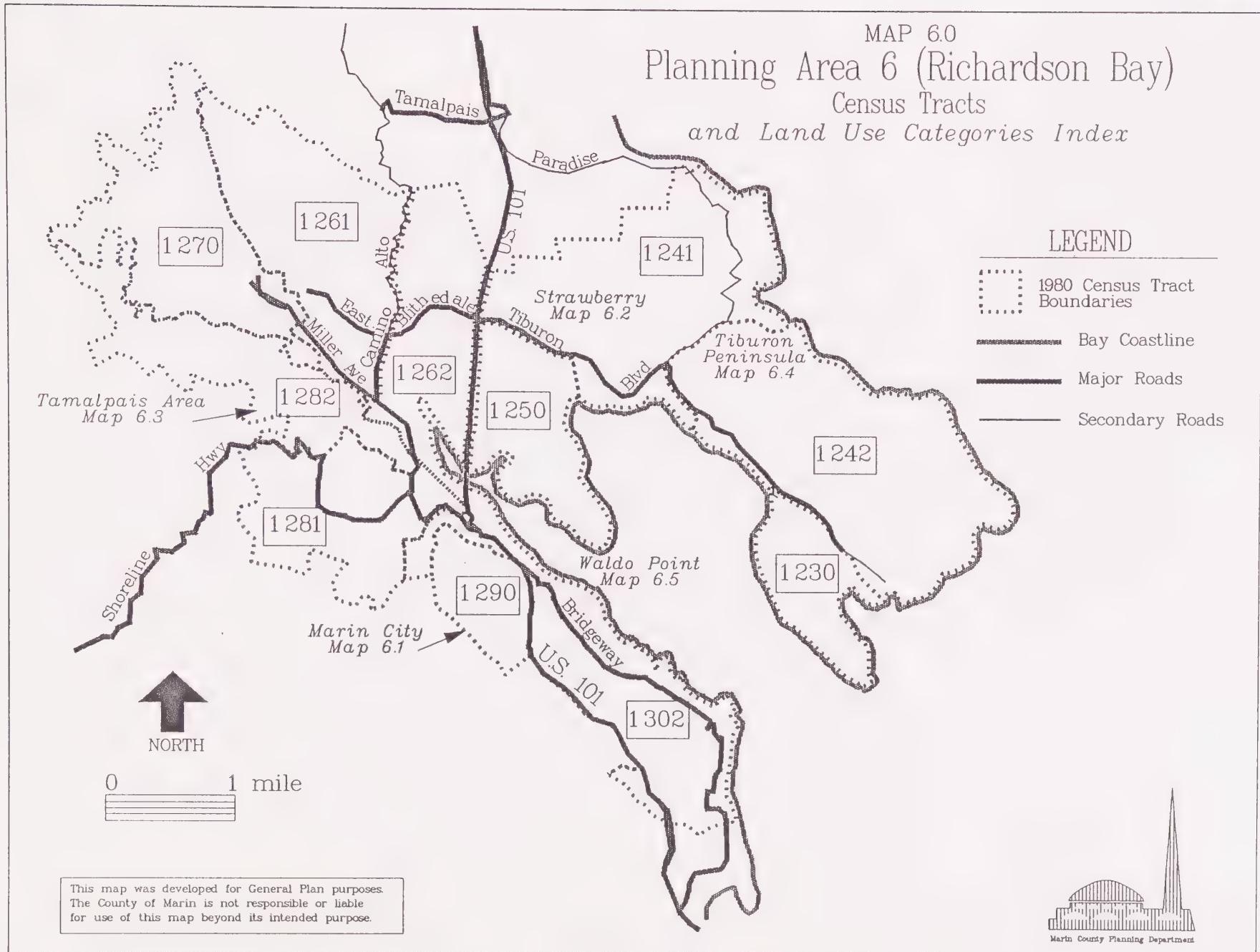
Planning Area 6 includes incorporated Belvedere, Mill Valley, Sausalito, and Tiburon, and unincorporated Tamalpais Valley, Homestead Valley, Almonte, Marin City, Strawberry, Waldo Point, and Shoreline. The Area has 11 census tracts and covers 11,439 acres (see Map 6.0).

a. Land Use and Population by Tract

Table 6. Richardson Bay Housing Density and Commercial Intensity by Tract As of 1990

Census Tract	Acres	Dwelling Units	Commer/ Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1230	477	1,027	76,235	2,130	397	0.08	4.47	0.83
1241	1,597	2,067	179,261	4,347	541	0.20	2.72	0.34
1242	1,991	2,452	336,877	5,193	1,825	0.24	2.61	0.92
1250	706	1,630	229,868	3,140	935	0.23	4.48	1.32
1261	1,264	2,332	429,972	5,272	1,618	0.33	4.17	1.28
1262	908	2,095	407,479	4,112	1,722	0.12	4.53	1.90
1270	1,132	1,998	428,108	4,291	1,527	0.56	3.79	1.35
1281	848	2,354	95,343	5,386	521	0.33	6.35	0.61
1282	939	1,853	118,862	4,143	552	0.22	4.41	0.59
1290	379	972	2,245	2,009	90	0.01	5.30	0.24
1302	1,198	4,762	1,816,156	7,732	4,721	0.15	6.45	3.94
Total	11,439	23,542	4,120,406	47,755	14,449	0.18	4.17	1.26

The Richardson Bay Planning Area has the highest number of homes of any County Planning Area with 23,542 dwelling units and population densities ranging from 2 to 6 people per acre. The most populated tract is 1302, City of Sausalito, with 4,762 dwelling units and 6.45 people per acre. Mill Valley (tract 1261) also has a concentrated population with 2,332 dwelling units and 4.17 people per acre.



Each of the Richardson Bay tracts has a considerable amount of commercial square footage. Sausalito (tract 1302) has the most commercial space with over 1.8 million commercial square feet and an average FAR of 0.15. The highest commercial intensity is downtown Mill Valley (tract 1270), with an average FAR of 0.56 and 428,109 square feet of commercial space. Tract 1250, which includes the Strawberry Shopping Center, has 229,868 commercial square feet and an FAR of 0.23. Tamalpais Junction, tract 1281, has 95,343 square feet and an average FAR of 0.33.

b. Existing Land Use Maps by Unincorporated Area

Marin City (Map 6.1)

Multi-family residential land uses predominate in Marin City. Multi-family densities range from 1 to 30 units per acre. Marin City's Drake Avenue area is primarily residential with 1 commercial shop.

Strawberry (Maps 6.2.0, 6.2.1, 6.2.2)

The Strawberry Community Plan area contains single family residential uses with densities ranging from 0.2 to over 4 units per acre. The area also has multi-family housing with densities of 1 to 18 units per acre. Retail commercial uses in Strawberry include the Strawberry Shopping Center with an FAR of 0.23 and 1 office building with an FAR of 3.2.

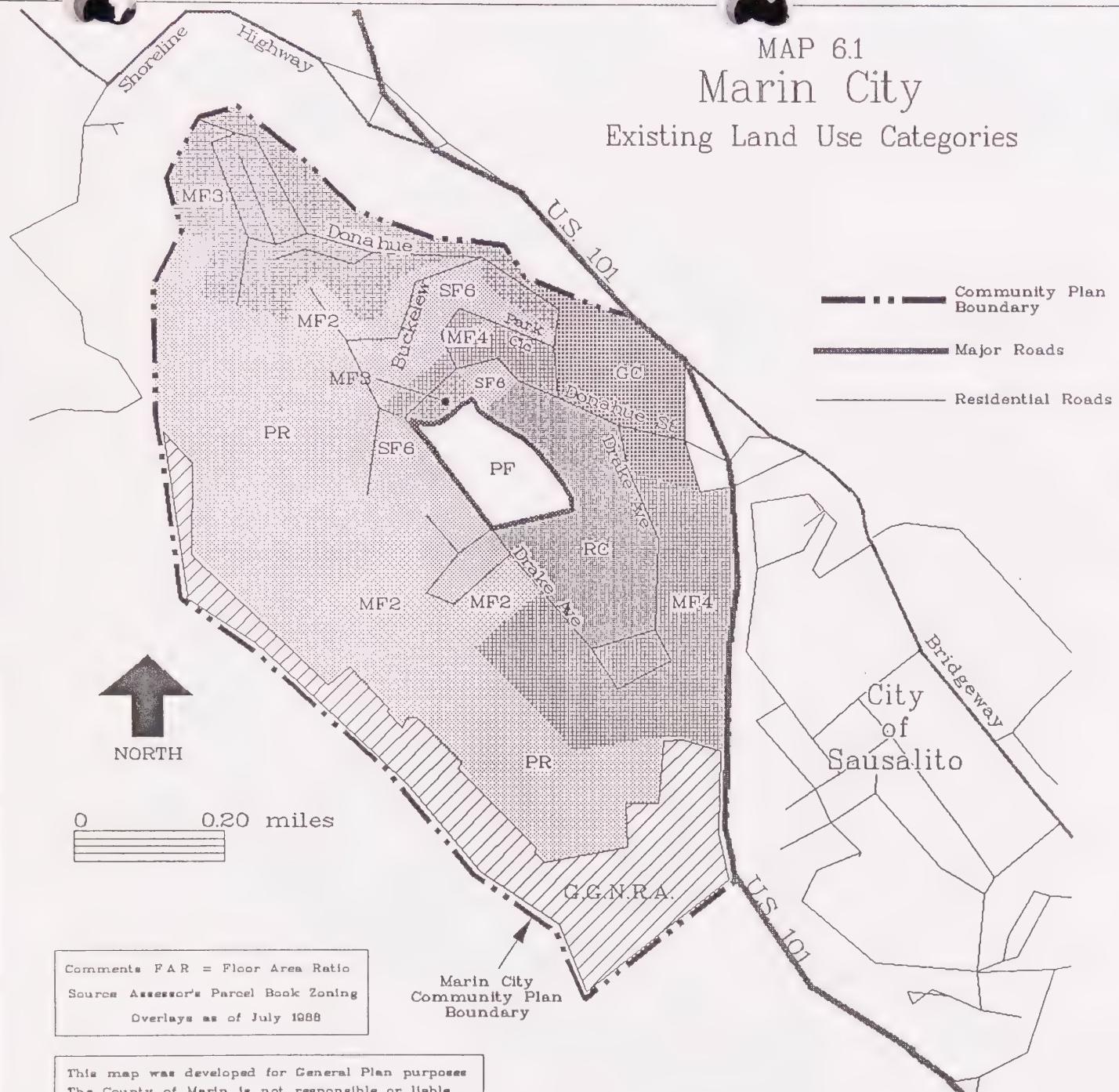
Tamalpais Area (Map 6.3.0)

The Tamalpais Plan area has a complex pattern of lands uses, depicted in 4 separate maps (6.3.1 through 6.3.4).

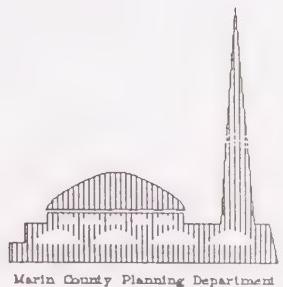
Map 6.3.1 includes the Shoreline commercial area, as well as several types of single and multi-family residential land uses ranging in density from less than 1 unit per acre to greater than 4 units per acre. Several commercial areas and 1 industrial district are located in this part of Tamalpais Valley, where the FAR ranges from 0.18 to 0.28.

Tamalpais maps 6.3.2 and 6.3.3 include a variety of single family residential land uses with densities of less than 1 to over 4 units per acre. Multi-family densities may reach as high as 30 units per acre. Some commercial uses exist along Miller Avenue.

MAP 6.1
Marin City
Existing Land Use Categories

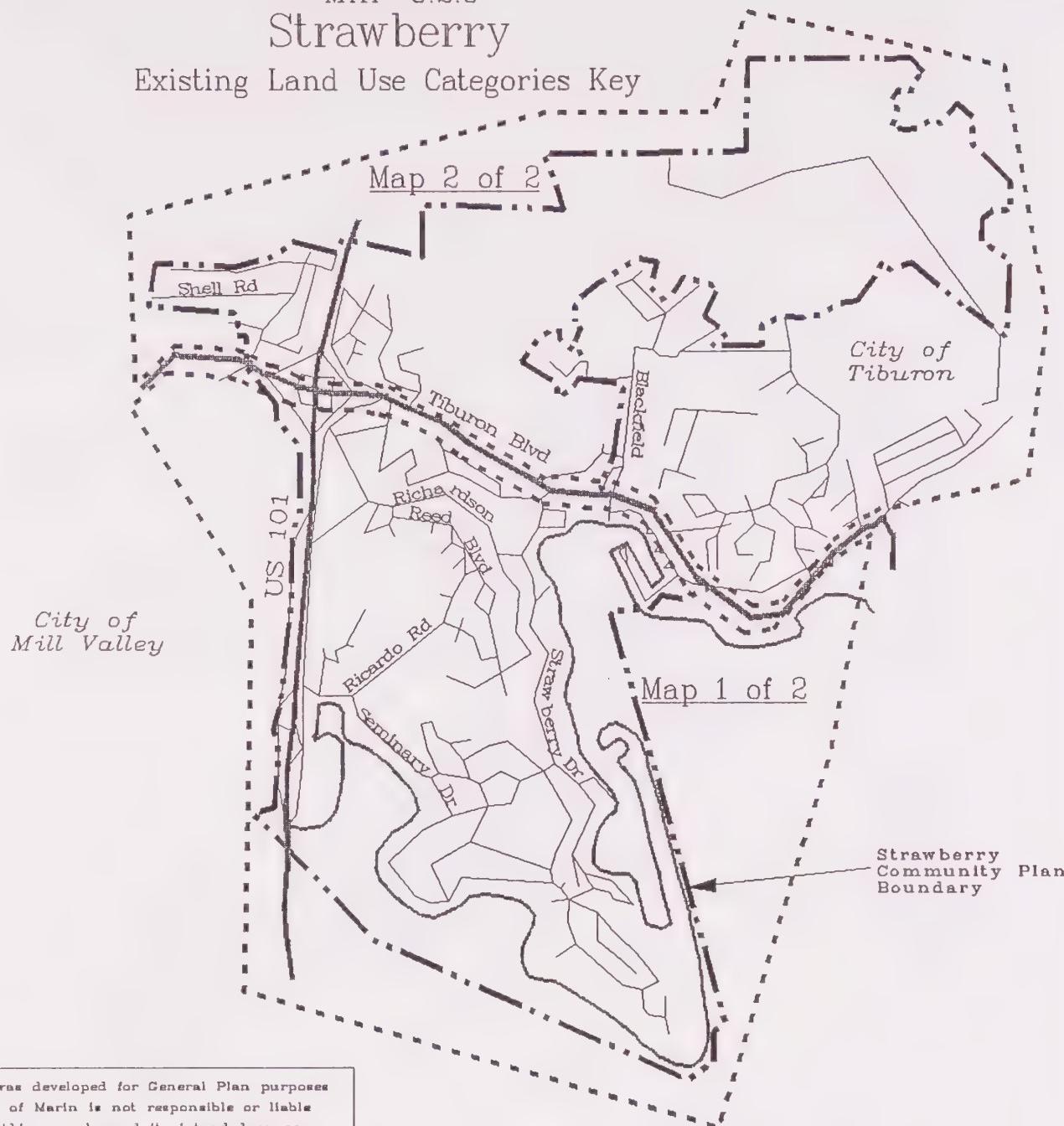


Land Use Categories 1988	
Single Family (4-7 units/acre)	SF6
Multi Family (11-30 units/acre)	MF4
Multi Family (5-10 units/acre)	MF3
Multi Family (1-4 units/acre)	MF2
Planned Residential (1 unit/1-10 acres)	PR
General Commercial	GC
Residential Commercial	RC
Golden Gate National Recreation Area	G.G.N.R.A.
Public Facility	PF
Open Space	OS



MAP 6.2.0 Strawberry

Existing Land Use Categories Key



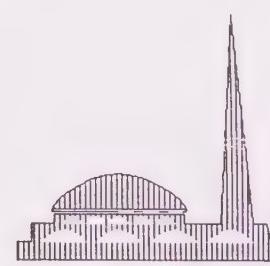
LEGEND

- Community Plan Boundary
- Bay Coastline
- Major Roads
- Residential Roads

Source Assessor's Parcel Book Zoning
Overlays as of July 1988



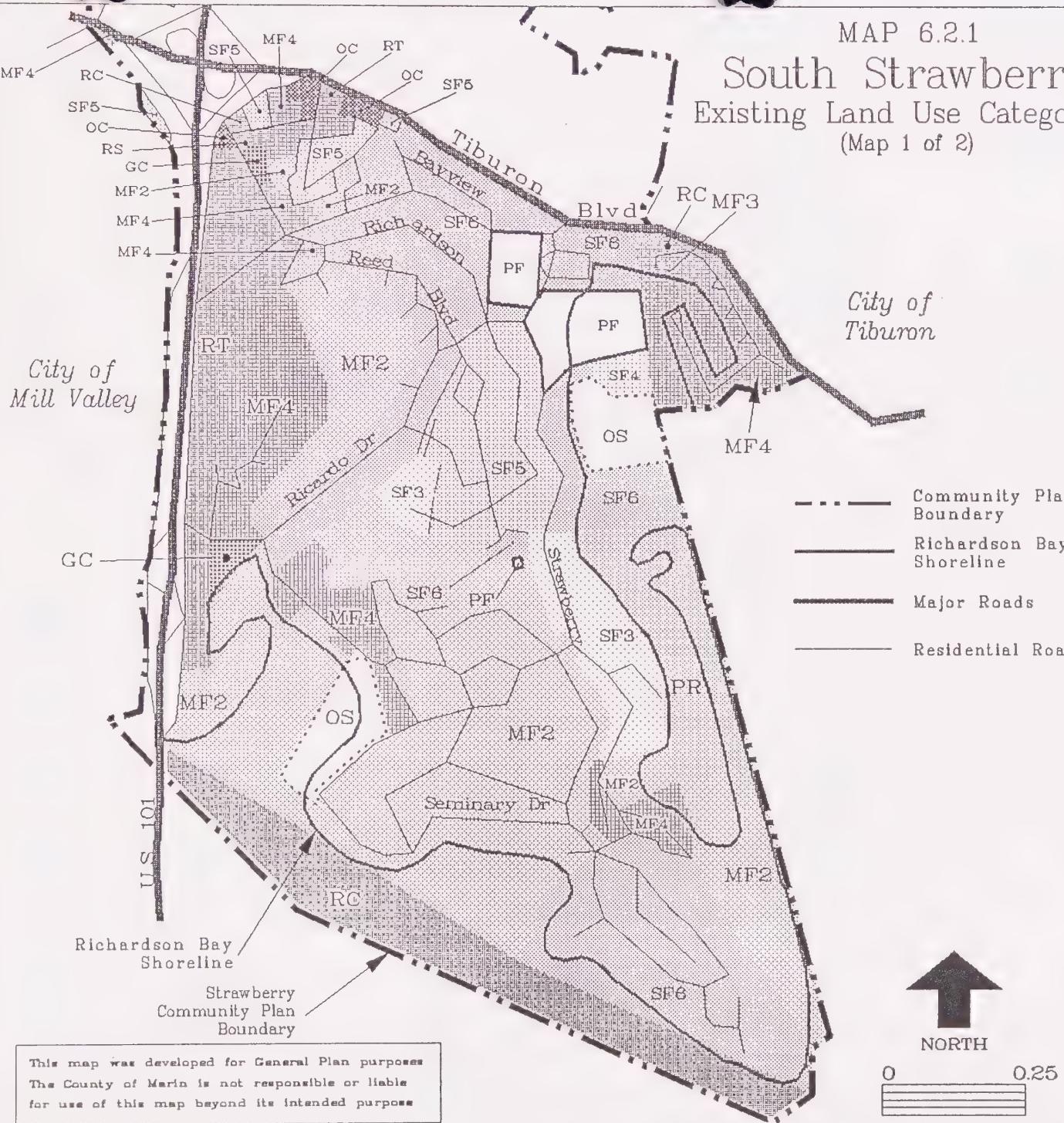
0 0.5 miles



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MAP 6.2.1

South Strawberry Existing Land Use Categories (Map 1 of 2)



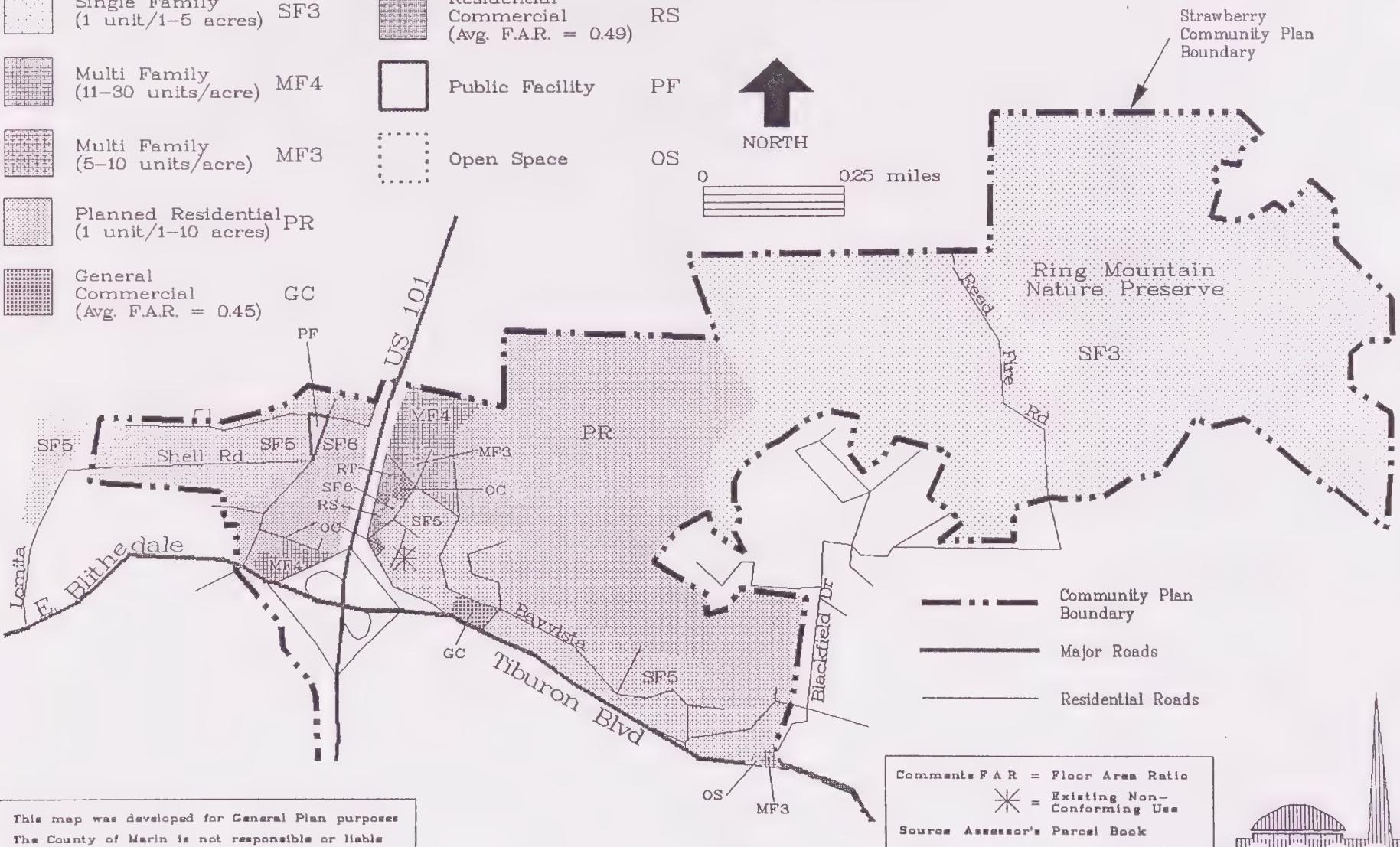
Land Use Categories 1988

	SF6		OC
	SF5		RT
	SF3		RS
	MF4		PF
	MF3		OS
	PR		
	GC		

MAP 6.2.2

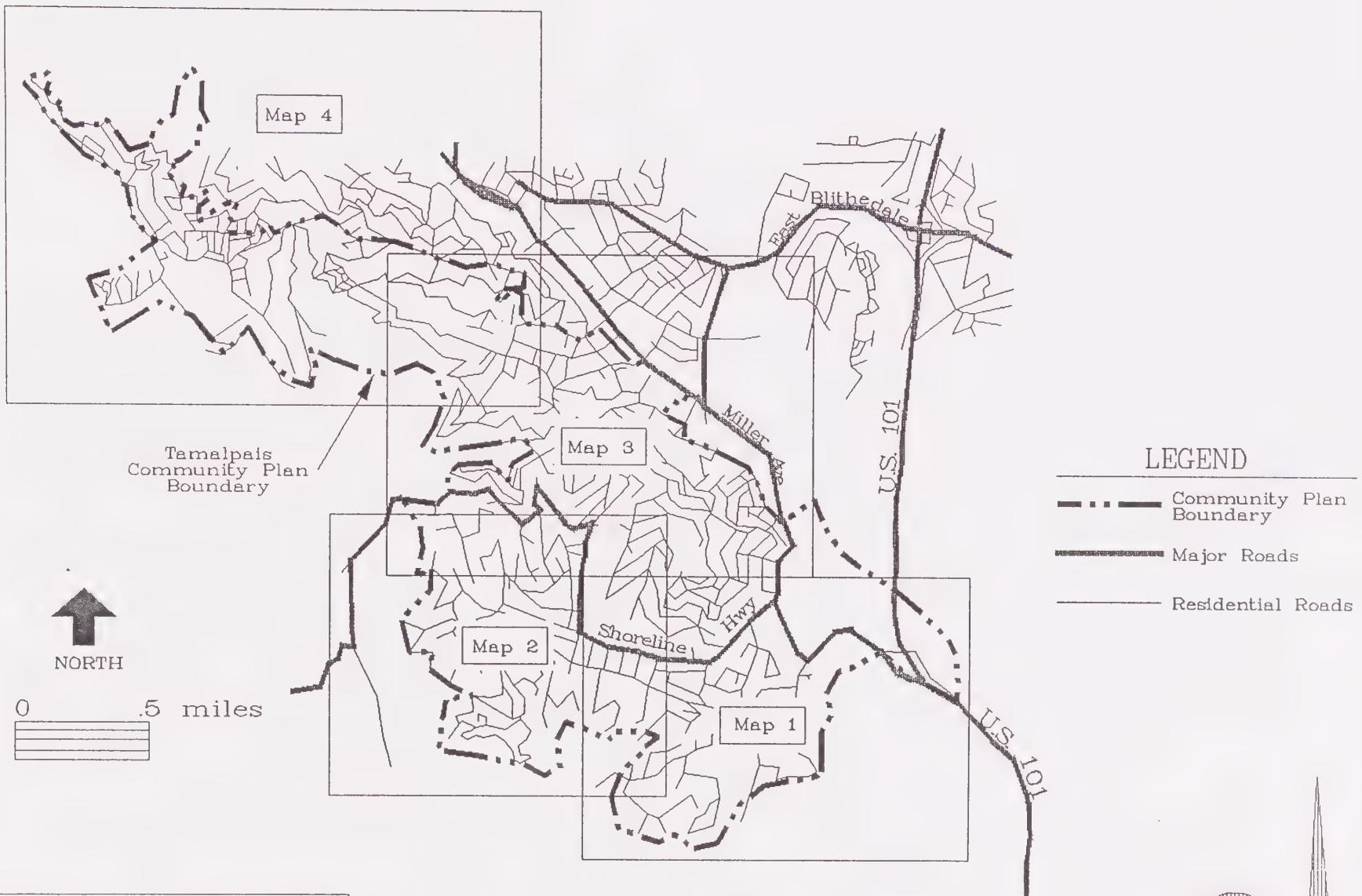
North Strawberry & Alto Existing Land Use Categories

(Map 2 of 2)

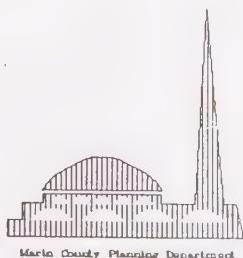


MAP 6.3.0

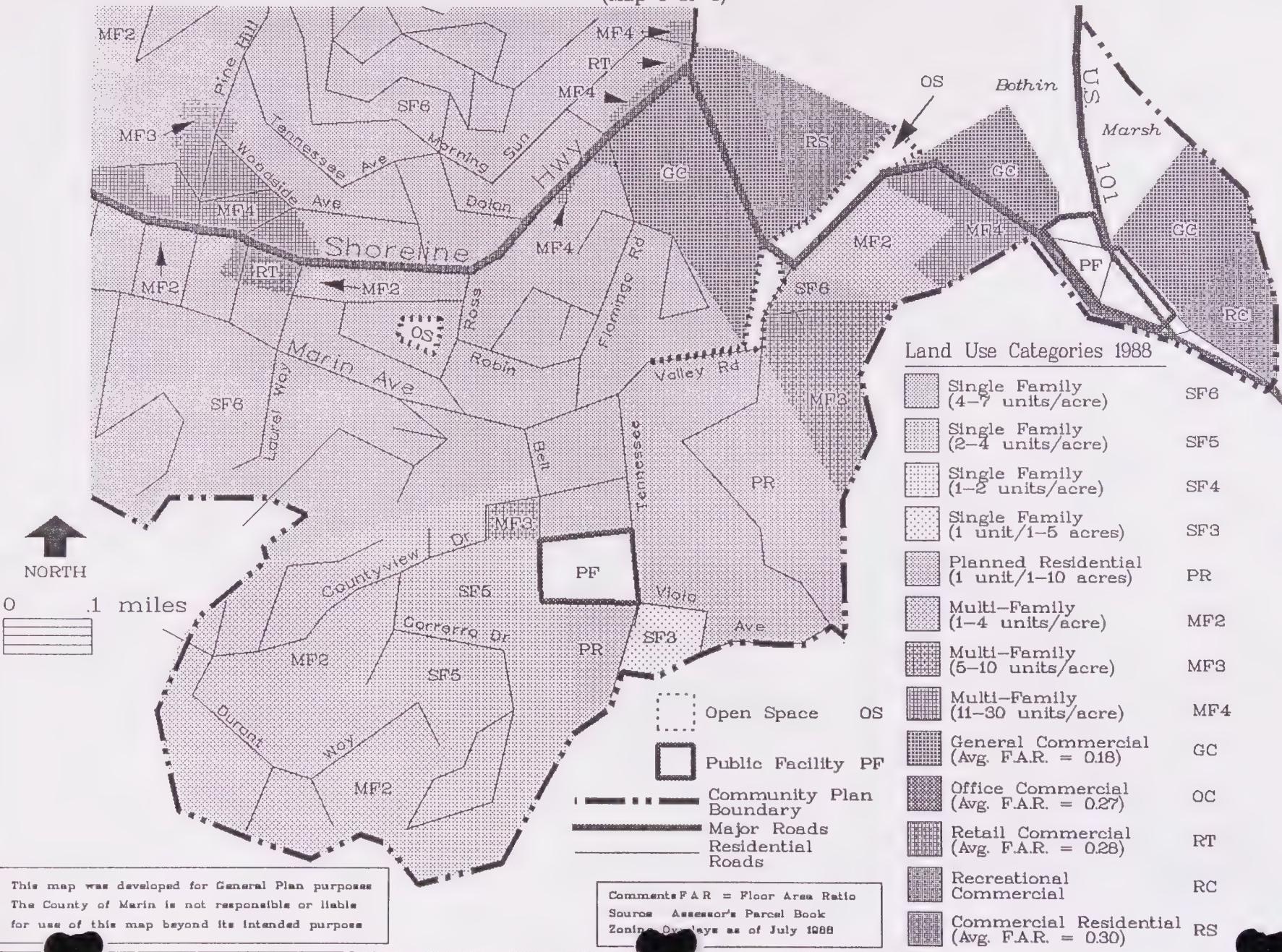
Tamalpais Area Existing Land Use Categories Key



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MAP 6.3.1
Tamalpais Area Existing Land Use Categories
(Map 1 of 4)



MAP 6.3.2

Tamalpais Area Existing Land Use Categories

(Map 2 of 4)

Land Use Categories 1988

<input type="checkbox"/> Single Family (4-7 units/acre)	SF6
<input type="checkbox"/> Single Family (2-4 units/acre)	SF5
<input type="checkbox"/> Single Family (1-2 units/acre)	SF4
<input type="checkbox"/> Single Family (1 unit/1-5 acres)	SF3
<input type="checkbox"/> Multi-Family (1-4 units/acre)	MF2
<input type="checkbox"/> Multi-Family (5-10 units/acre)	MF3
<input type="checkbox"/> Multi-Family (11-30 units/acre)	MF4
<input type="checkbox"/> Retail Commercial (Avg. F.A.R. = 0.28)	RT
<input type="checkbox"/> Open Space	OS
<input type="checkbox"/> Public Facility	PF

Community Plan Boundary



Major Roads

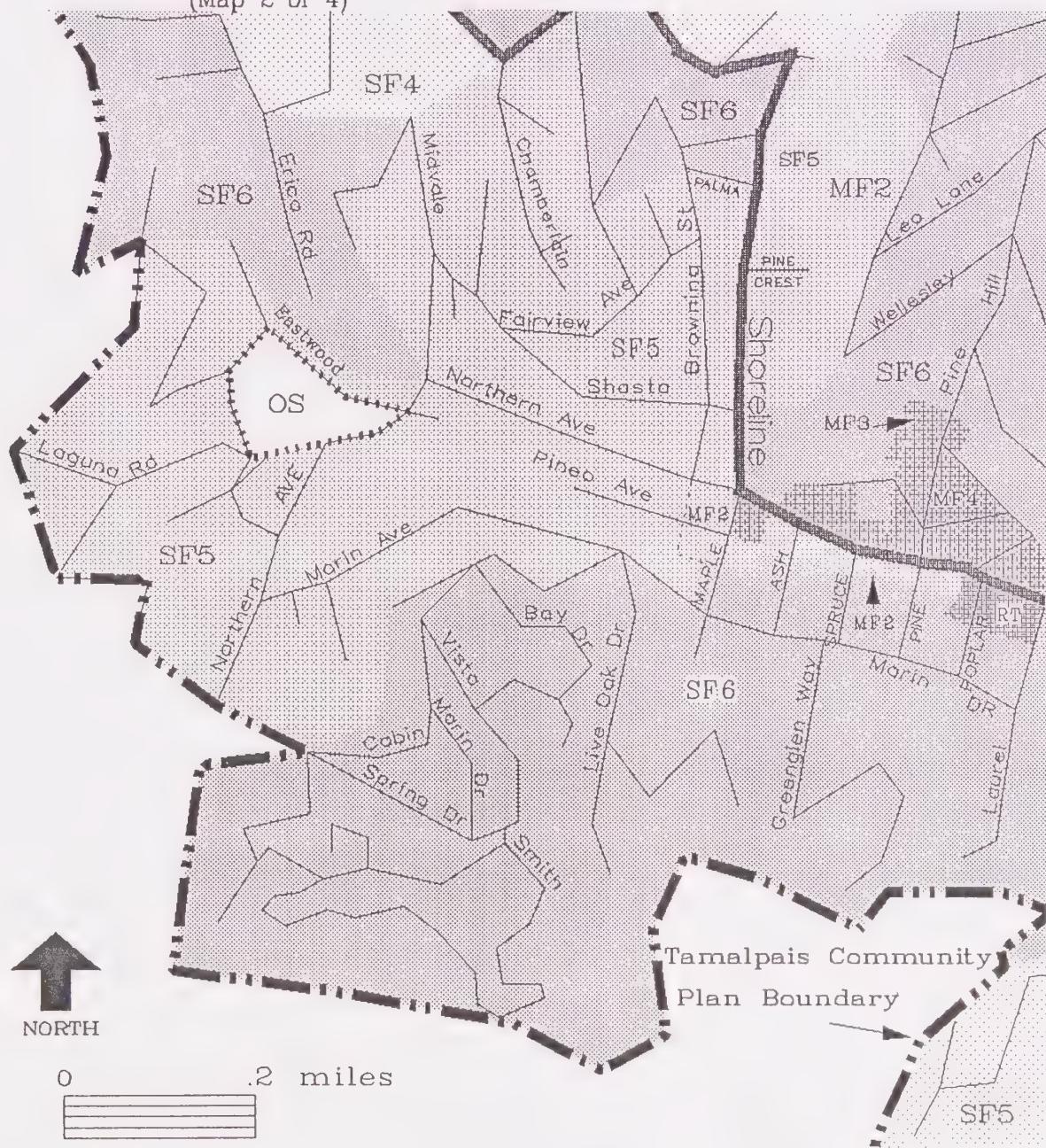


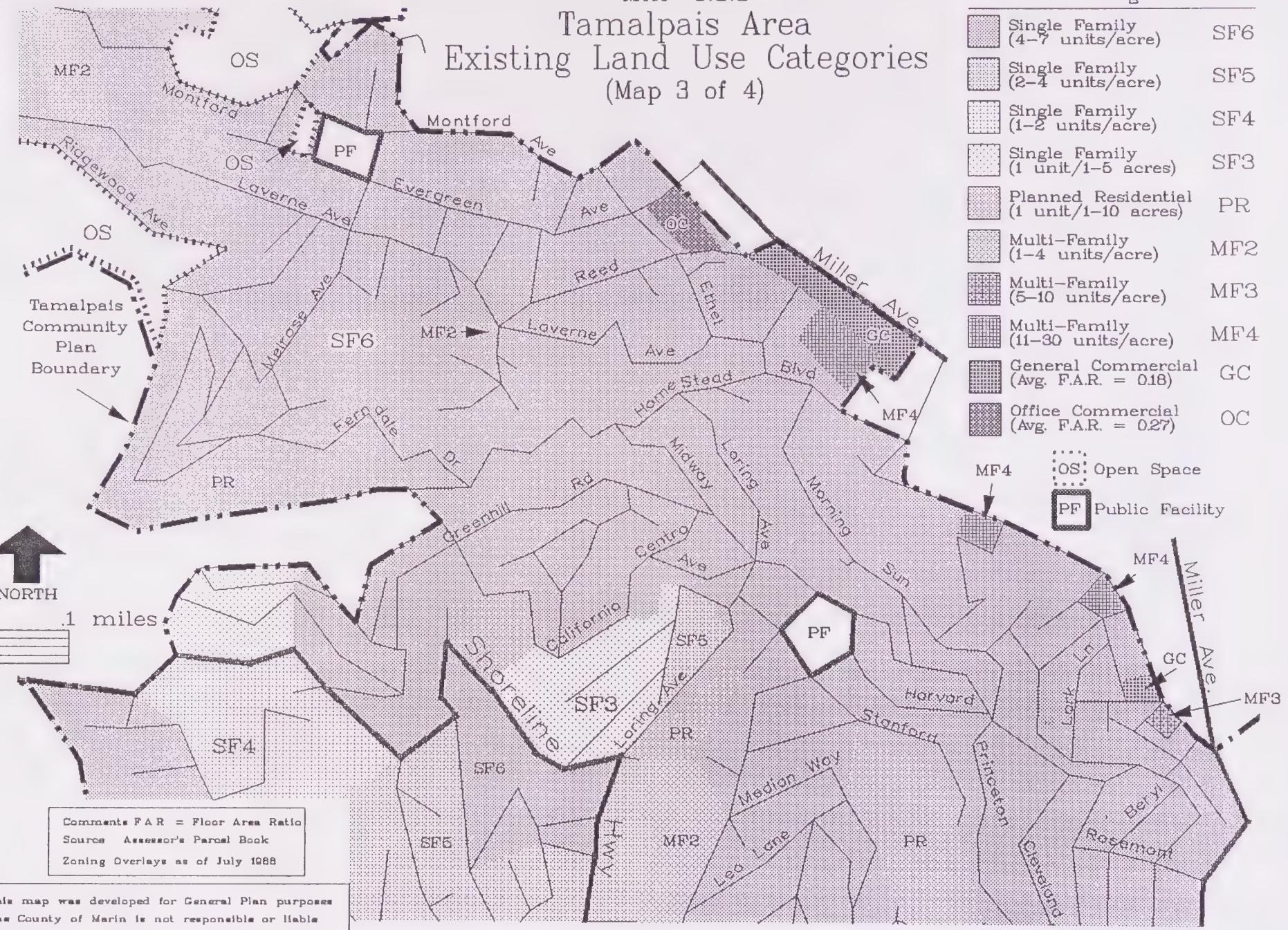
Residential Roads



Comments: FAR = Floor Area Ratio
 Source: Assessor's Parcel Book Zoning
 Overlay as of July 1988

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Map 6.3.4 is almost entirely residential with densities ranging from less than 1 to 4 units per acre for single and multi-family homes. A small commercial parcel off of Shoreline Highway, west of the Planning Area boundary, has an FAR of 3.85.

Tiburon Peninsula (Map 6.4)

The Tiburon Peninsula is mostly single family residential, with densities of .2 to 1 unit per acre. Some parts of the area are designated for low density planned residential and multi-family housing.

Waldo Point (Map 6.5)

Waldo Point consists primarily of floating homes, with densities from four to five units per acre. Adjacent to the floating homes is a small commercial center with an average FAR of 0.63. The land west of Highway 101 is a single family area with less than 4 units per acre.

7. Planning Area 7 - West Marin

With 258,505 acres, the West Marin Planning Area comprises 77% of Marin's land area. A number of unincorporated communities are located in West Marin: Bolinas, Dillon Beach, Forest Knolls, Inverness, Lagunitas, Muir Beach, Nicasio, Point Reyes Station, San Geronimo, Stinson Beach, Tomales, and Woodacre. The Planning Area also includes several major parks: the Golden Gate National Recreation Area, Muir Woods, the Point Reyes National Seashore, and Tomales Bay State Park. The Planning Area (Map 7.0) has 6 census tracts.

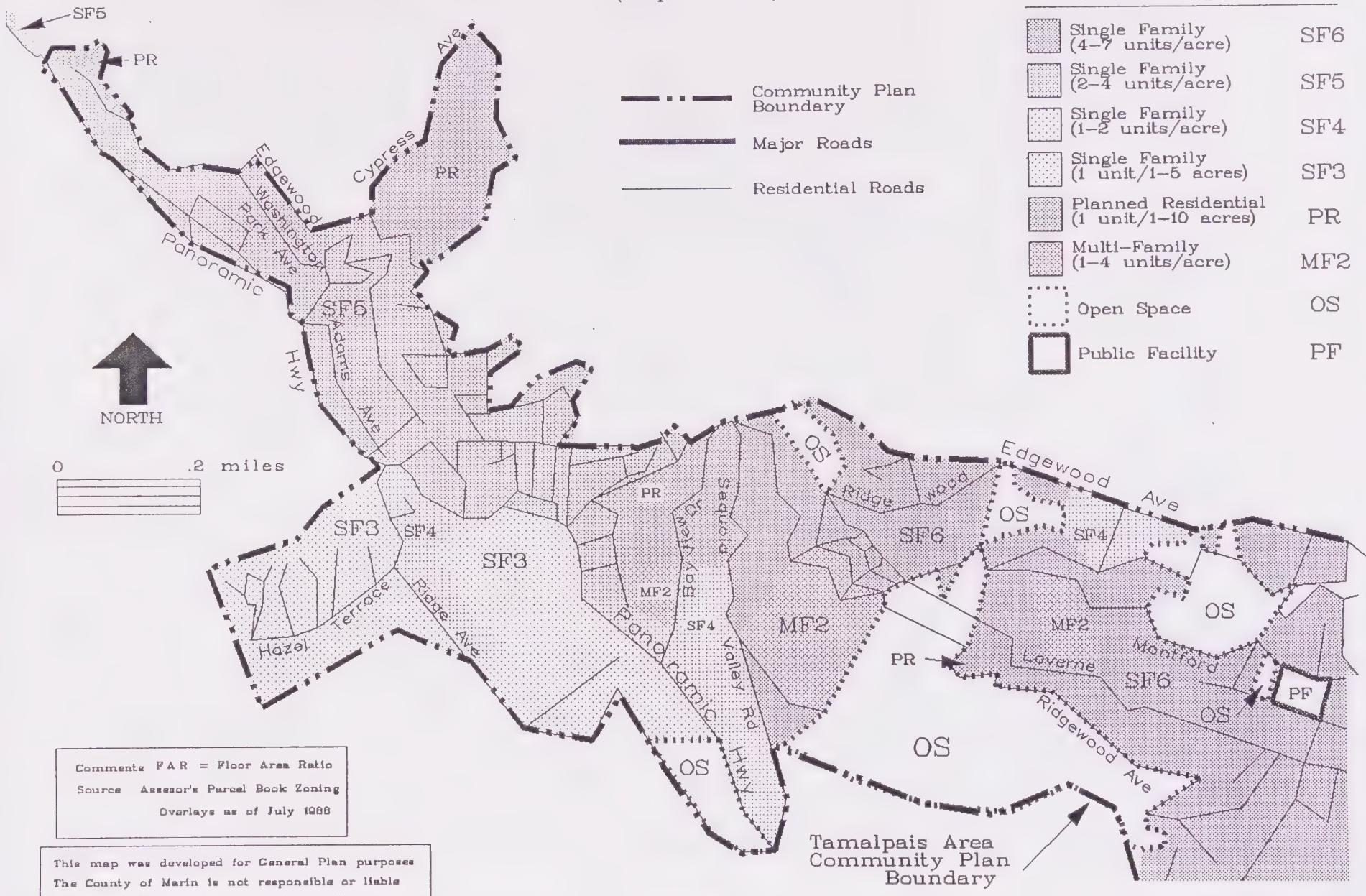
a. Land Use, Population, and Employment Figures by Tract

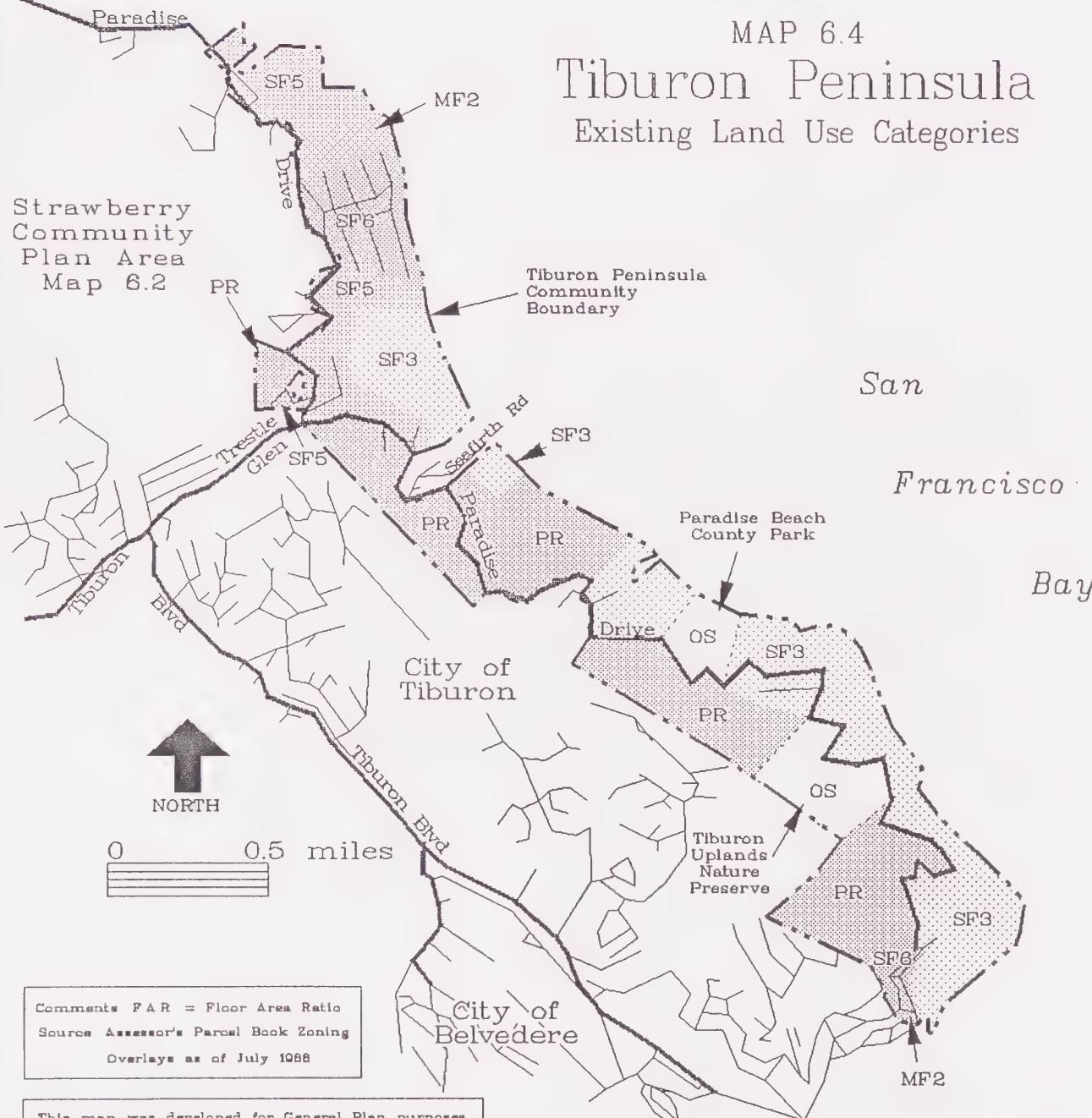
Due to the vast land area of West Marin, residential densities are very low, ranging between 0.03 and 0.36 people per acre (see Table 7).

All of the West Marin census tracts have commercial space. The greatest concentration is in tract 1330 (Point Reyes Station, Olema, Marshall, Dillon Beach) - 456,854 square feet with an average FAR of 0.19. Tract 1322 (Stinson Beach) has the second highest concentration - 123,815 square feet and an average FAR of 0.06.

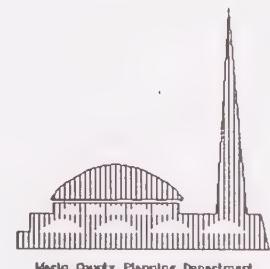
MAP 6.3.4
Tamalpais Area Existing Land Use Categories

(Map 4 of 4)





Land Use Categories 1988	
SF6	Single Family (4-7 units/acre)
SF5	Single Family (2-4 units/acre)
SF3	Single Family (1 unit/1-5 acres)
MF2	Multi Family (1-4 units/acre)
PR	Planned Residential (1 unit/1-10 acres)
OS	Open Space
<hr/>	Area Boundary
<hr/>	Major Roads
<hr/>	Residential Roads



Marin County Planning Department

MAP 6.5
Waldo Point
Existing Land Use Categories



0 0.3 miles

Tiburon

Belvedere

Sausalito

U.S. 101

FH

RC

SFB

RT

Marin
City
Map 6.1

Strawberry
Map 6.2

Tamalpais
Valley
Map 6.3

Mill
Valley

Almonte
End

Shoreline
Highway

Gate
Rd

AG3

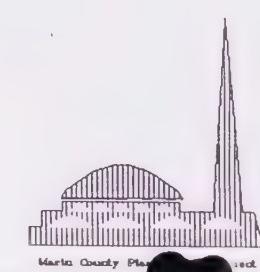
RC

Land Use Categories 1988

	Single Family (4-7 units/acre)	SF6
	Floating Homes (4-7 units/acre)	FH
	Commercial Retail (F.A.R. = 0.63)	RT
	Commercial Recreational (Avg. F.A.R. = 0.04)	RC
	Agricultural (1 unit/2-10 acres)	AG3

- Bay Coastline
- Community Plan Boundaries
- City Limits
- Major Roads
- Residential Roads

Comments FAR = Floor Area Ratio
 Source Assessor's Parcel Book Zoning
 Overlays as of July 1988



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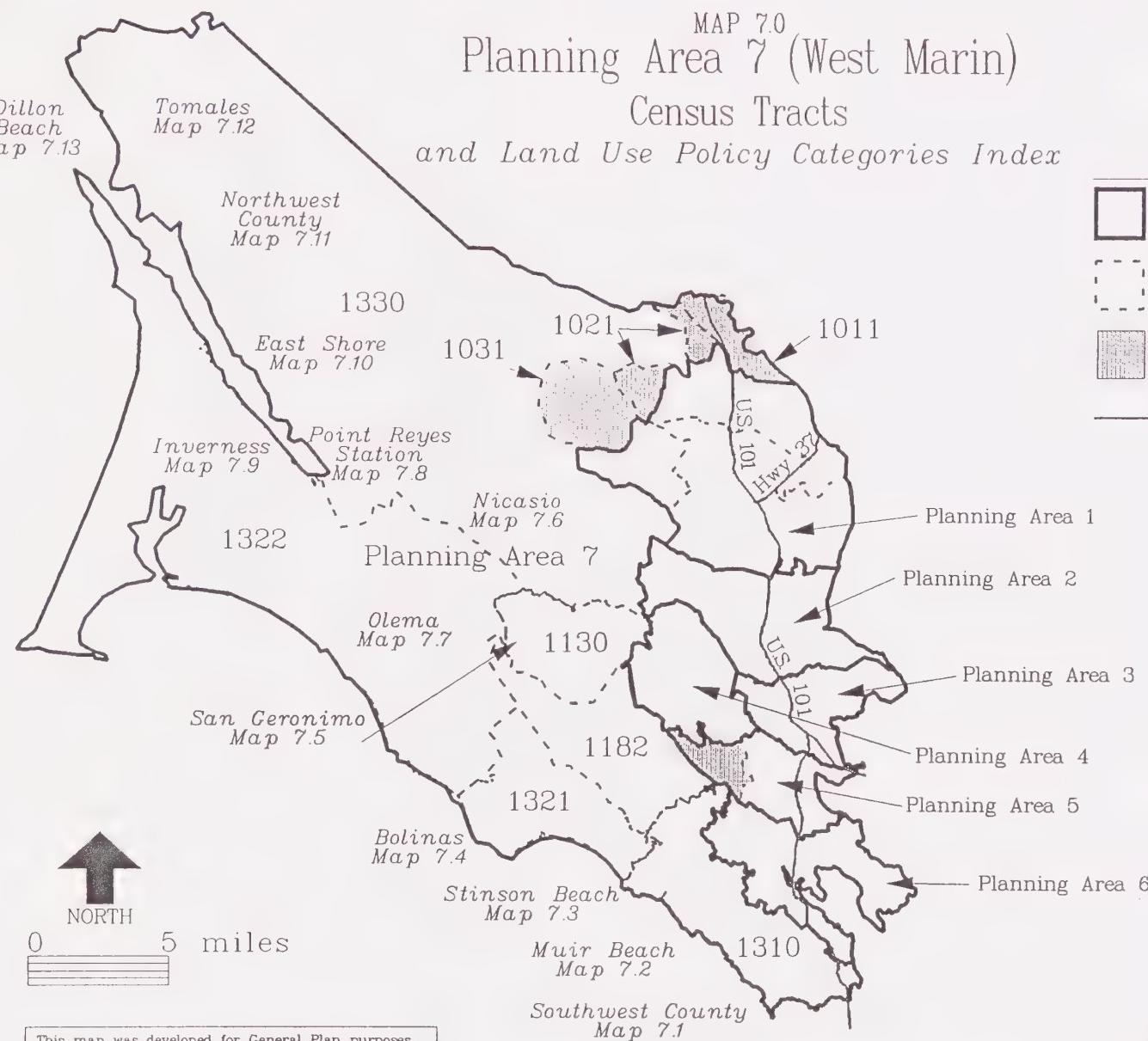
MAP 7.0 Planning Area 7 (West Marin)

Census Tracts

and Land Use Policy Categories Index

LEGEND

- County Wide Plan Planning Areas
- 1980 Census Tract Boundaries
- Census Tract partially in Planning Area 7
- Major Roads



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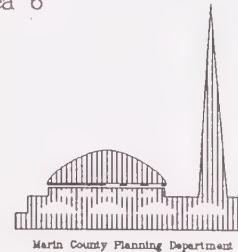


Table 7. West Marin Housing Density and Commercial Intensity as of 1990

Census Tract	Acres	Dwelling Units	Commer/Indust ft ²	Total Population	Total Jobs	FAR	People/Acre	Jobs/Acre
1011*	2,717	0	0	0	0	0	0	0
1021*	2,586	0	0	0	0	0	0	0
1031*	5,614	0	0	0	0	0	0	0
1130	9,179	1,472	112,679	3,345	410	0.01	0.36	0.04
1182*	13,092	0	0	0	0	0	0	0
1310	15,654	374	7,711	954	84	0.26	0.06	0.01
1321	11,835	1,449	89,064	2,248	403	0.09	0.19	0.03
1322	74,231	1,197	123,815	2,064	501	0.06	0.03	0.01
1330	123,597	1,603	456,854	3,182	829	0.19	0.03	0.01
Total	258,505	16,095	790,123	11,229	2,227	0.06	0.05	0.01

*Note: Tracts 1011, 1021, 1031, and 1182 are split between the City-Centered Corridor and West Marin. The development from these tracts has been included in the City-Centered Corridor, while the West Marin share of acreage in each tract is shown here.

b. Existing Land Use Maps for Unincorporated Areas

West Marin includes land in the Inland Rural and Coastal Corridors as identified by the Countywide Plan. These different corridors have different land use policies. Most notably, properties in the coastal zone must abide by the policies in the Local Coastal Plans. Map 8 shows land use in the coastal zone with a coastal designation, indicating that the area is governed by policies of the Local Coastal Plan.

Southwest Marin County (Map 7.1)

The Southwestern Marin map shows the southern parts of West Marin which do not fall into any of the Inland Rural or Coastal Villages. The area is primarily park, open space, and water district lands.

Muir Beach (Map 7.2)

Completely surrounded by the Golden Gate National Recreation Area, Muir Beach is a largely single family community where residential densities range from 0.2 to 1 unit per 30 or more acres. Muir Beach also contains low density agricultural land uses at 1 unit per 60 acres. Muir Beach has 1 residential commercial parcel near Cliff Street with an FAR of 0.86.

Stinson Beach (Map 7.3)

Stinson Beach land uses include single family from 0.2 to more than 4 units per acre and multi-family from 1 to 4 units per acre. Stinson Beach also includes local commercial land uses where the average FAR is 0.24 to 0.31.

Bolinas (Map 7.4)

Bolinas has open space, agricultural, residential, and mixed residential/commercial land uses. Coastal single family residential densities range from 0.2 to 4 units per acre. The mixed residential-commercial uses have an average FAR of 0.2. Agricultural densities range from 1 unit per 10 acres to 1 unit per 30 acres. Much of the community is undeveloped.

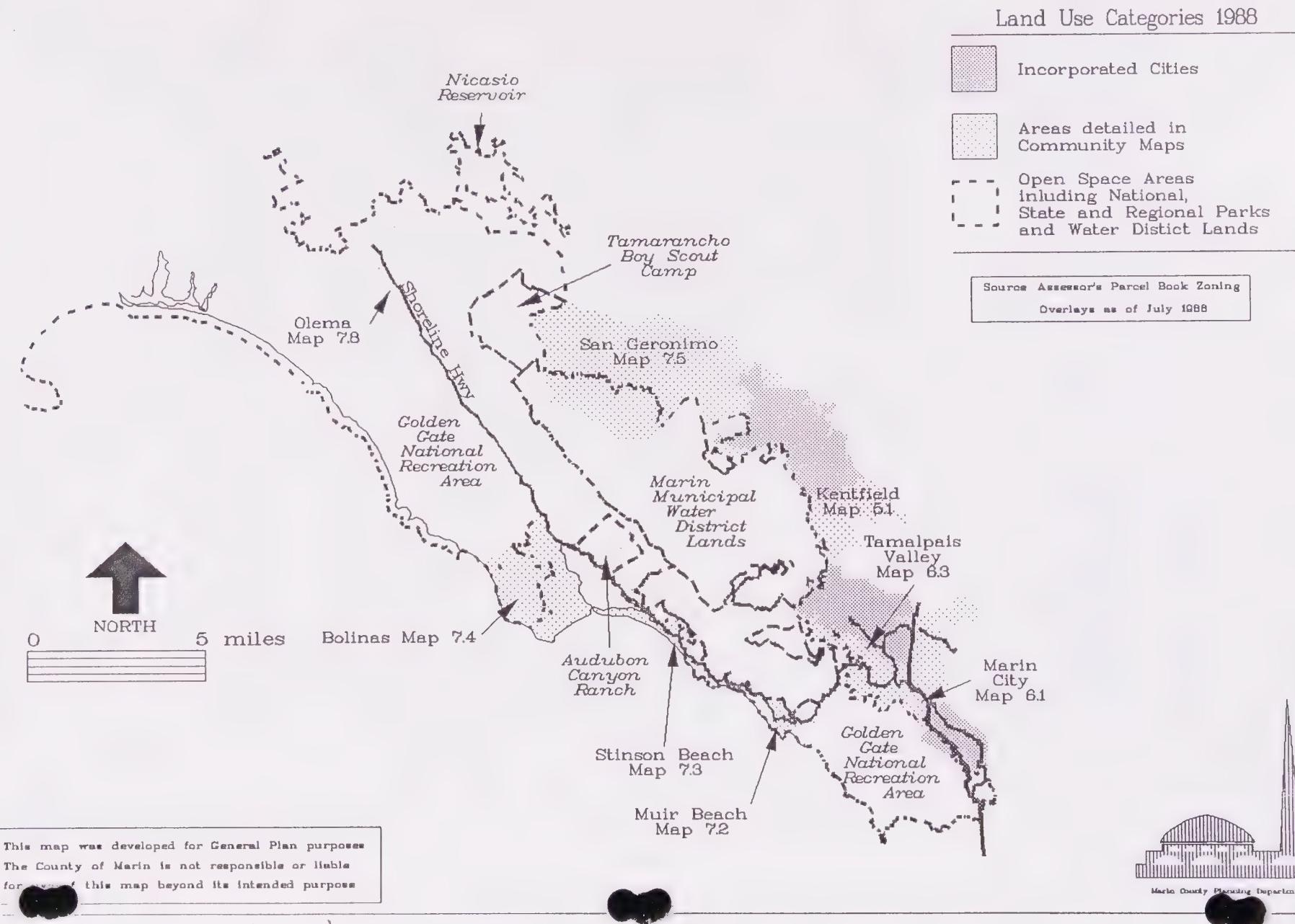
San Geronimo (Maps 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.5.5)

A large portion of the San Geronimo Valley is open space land owned by the Marin Municipal Water District. Adjacent to the Water District lands are single family developments with densities as low as 1 unit per 20 acres. Most of the land north of Sir Francis Drake Boulevard is agricultural with densities ranging from 1 unit per 10 acres to 1 unit per 30 acres.

Higher density single family development with densities of up to 4 units per acre is clustered into four villages: Woodacre, San Geronimo, Forest Knolls, and Lagunitas.

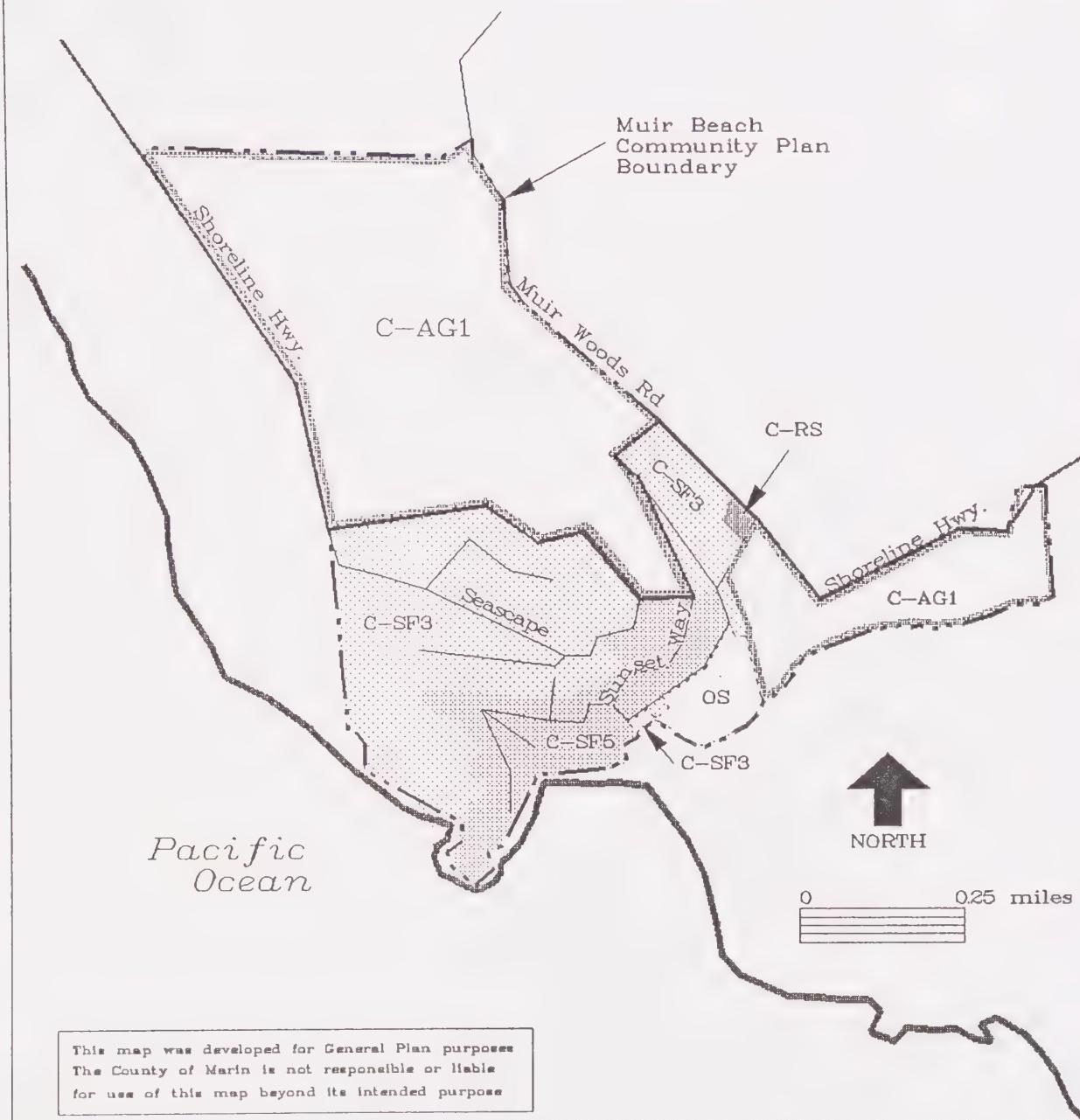
MAP 7.1

Southwest Marin County Existing Land Use Categories



MAP 7.2

Muir Beach Existing Land Use Categories

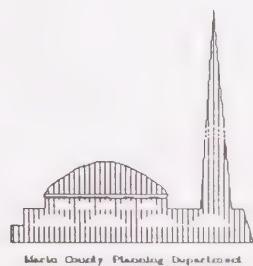


Land Use Categories 1988

	Coastal Single Family (2-4 units/acre)	C-SF5
	Coastal Single Family (1 unit/1-5 acres)	C-SF3
	Coastal Residential Commercial (F.A.R. = 0.86)	C-RS
	Coastal Agricultural (1 unit/30-60 acres)	C-AG1
	Open Space	OS

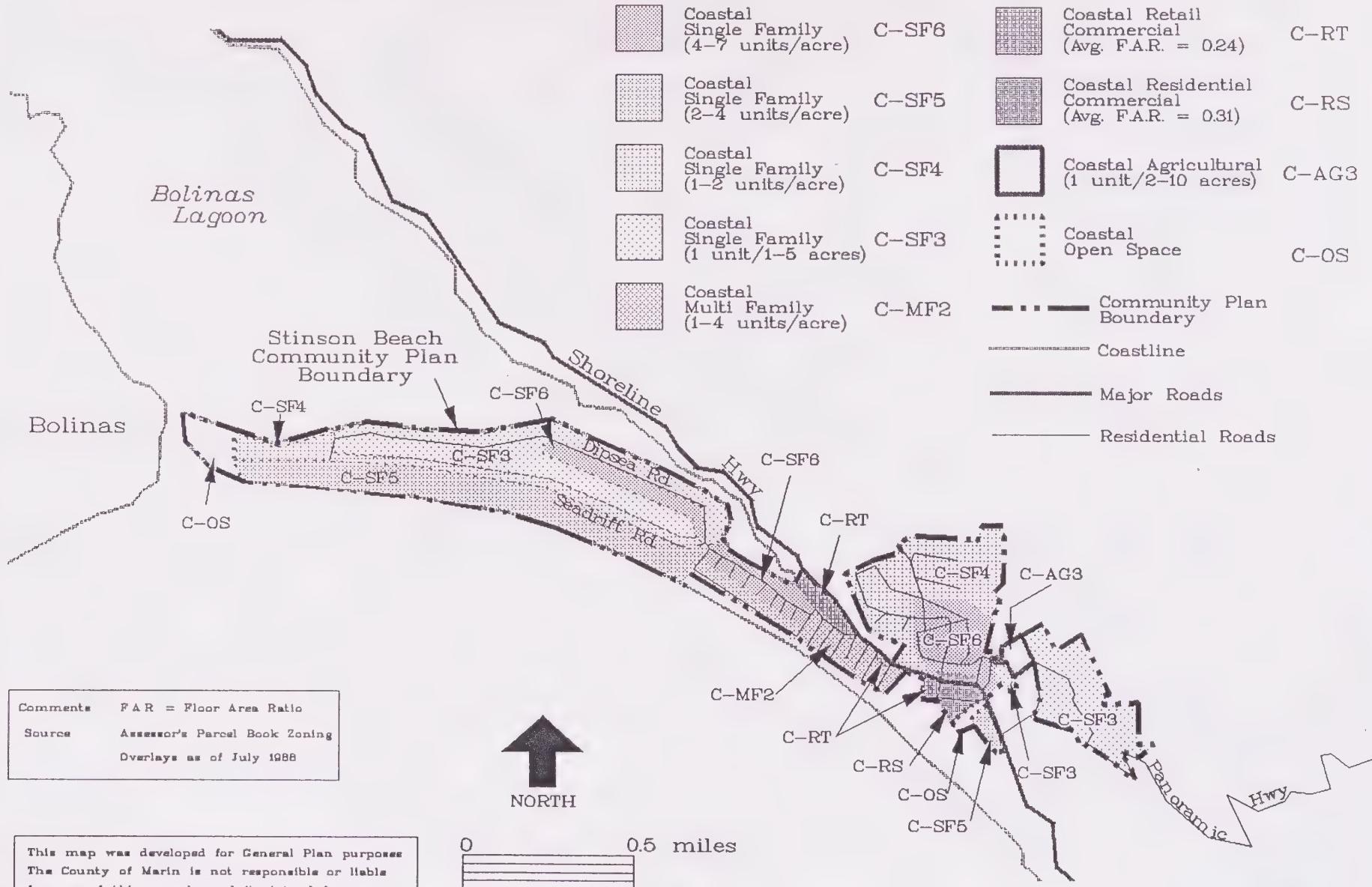
Community Plan Boundary
 Coastline
 Major Roads
 Residential Roads

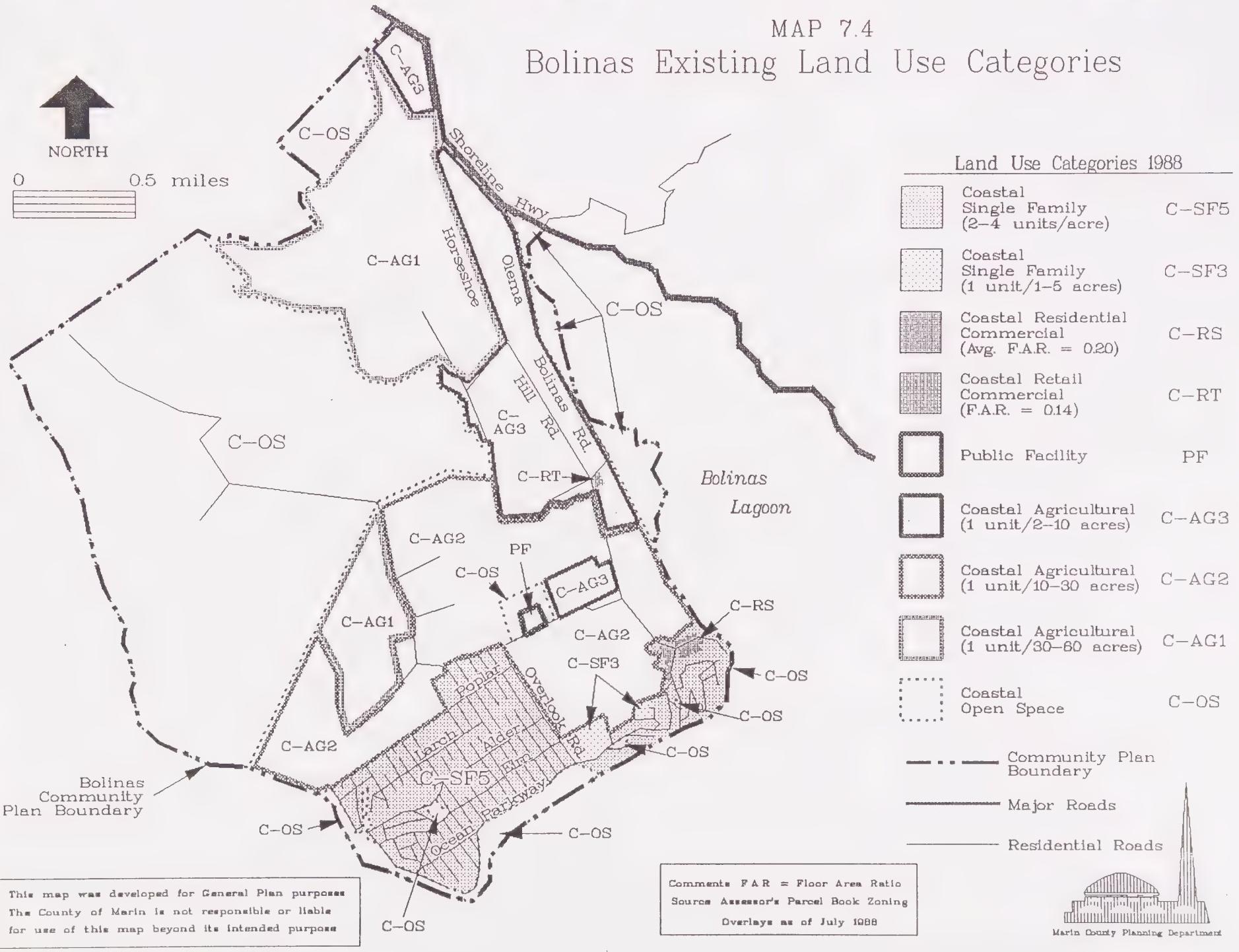
Comments	FAR = Floor Area Ratio
Source	Assessor's Parcel Book Zoning Overlays as of July 1988



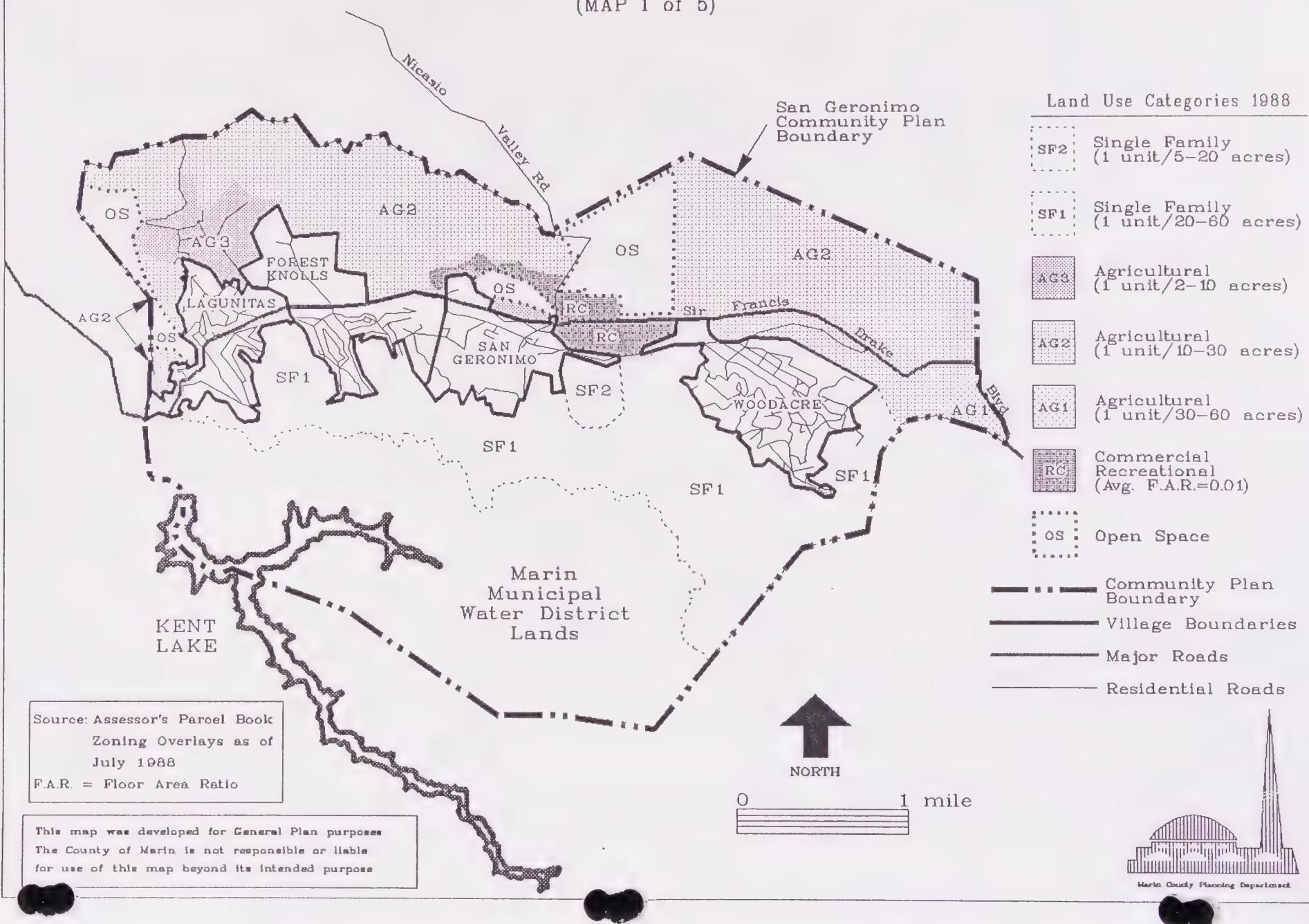
MAP 73
Stinson Beach Existing Land Use Categories

Land Use Categories 1988



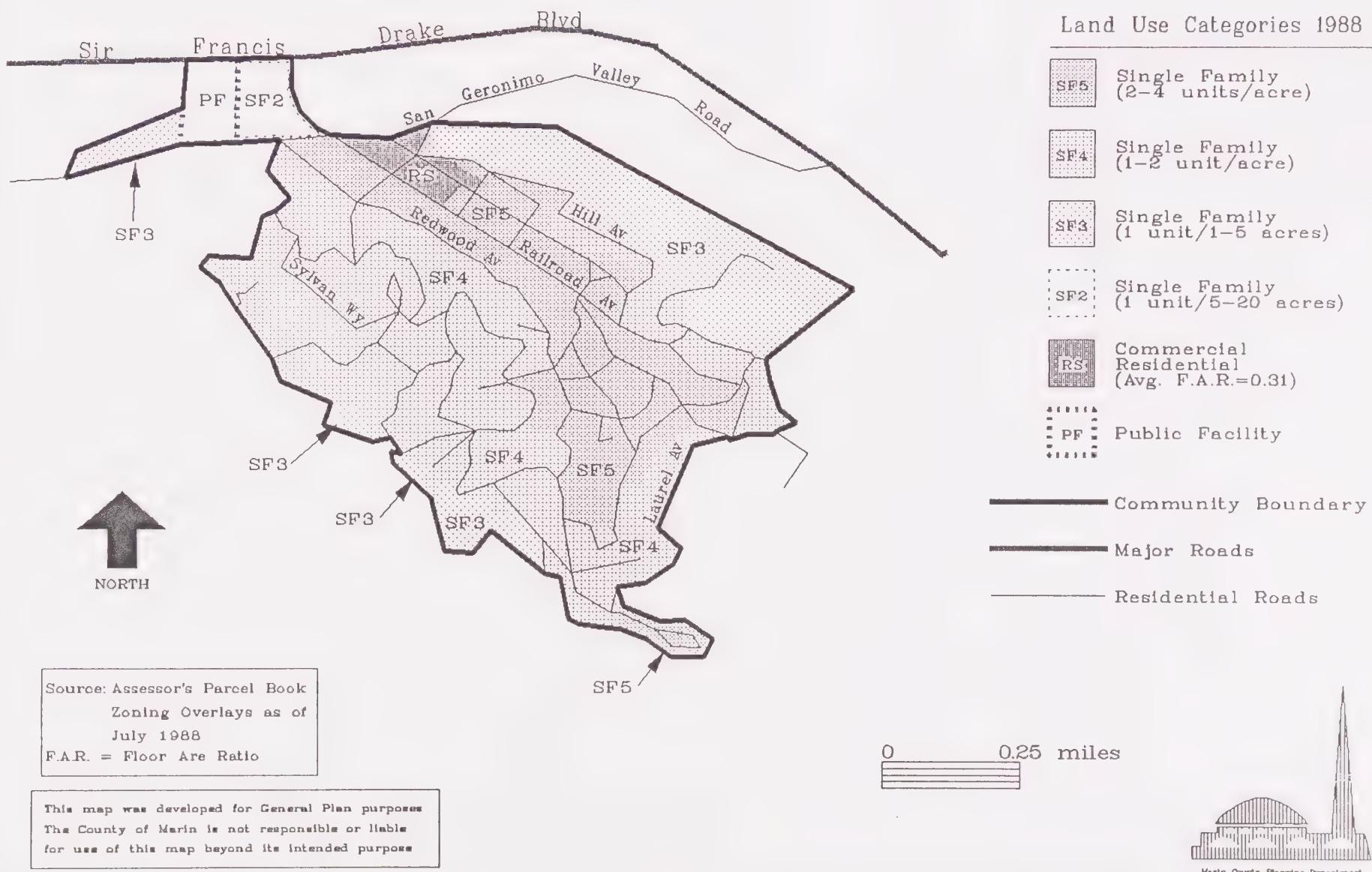


MAP 7.5.1
San Geronimo Valley Existing Land Use Policy Map
(MAP 1 of 5)



Woodacre Existing Land Use Categories

(MAP 2 of 5)



Woodacre (Map 7.5.2)

The Woodacre area is largely composed of single family residential development which ranges from 1 to 3 units per acre. Along Railroad Avenue in the center of town is a small commercial area with an average FAR of 0.31.

San Geronimo (Map 7.5.3)

San Geronimo is almost entirely single family residential ranging from 1 to 3 units per acre. There is also a single commercial parcel with an FAR of 0.16.

Forest Knolls (Map 7.5.4)

Forest Knolls is primarily single family homes with densities ranging from 1 to 3 units per acre. There is a small commercial area on either side of Sir Francis Drake Boulevard with an average FAR of 0.18.

Lagunitas (Map 7.5.5)

Lagunitas consists almost entirely of single family residential development at a density of more than 2 units per acre, with a portion of the area at 1 unit per acre. The small commercial area along Sir Francis Drake Boulevard has an average FAR of 0.12.

Nicasio (Map 7.6)

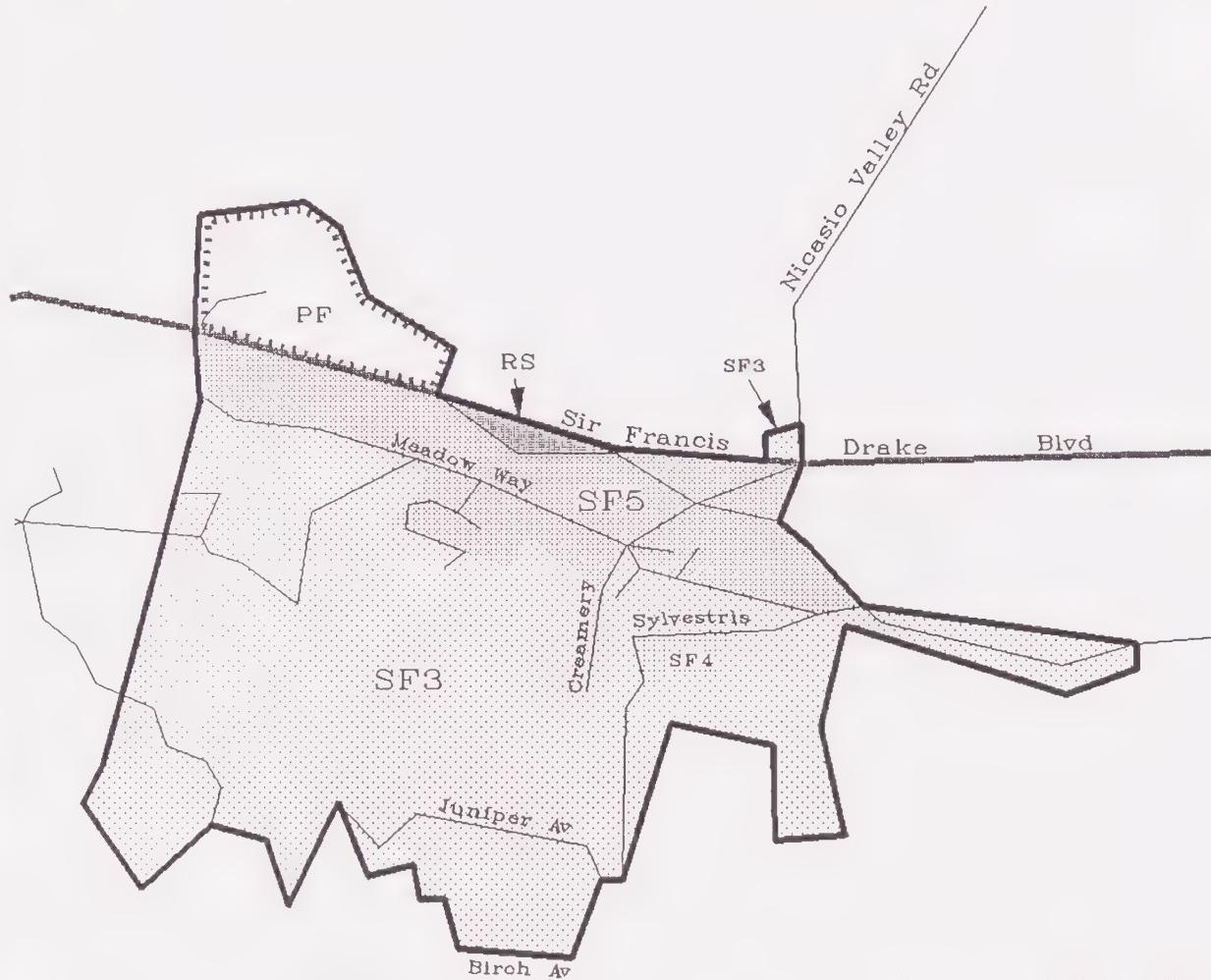
Almost all of the land in Nicasio is agricultural with residential densities ranging from less than 1 unit per 10 acres to 1 unit per 60 acres or more. There is a small commercial area in Nicasio with an average FAR of 0.15.

Olema (Map 7.7)

Olema is surrounded by the Golden Gate National Recreation Area. Olema has recreational, commercial, residential, and agricultural land uses with 2 small single family areas. Dwelling unit densities range from 1 to 2 units per acre and the average local commercial FAR is 0.26.

Map 7.5.3
San Geronimo Existing Land Use Categories

(MAP 3 of 5)

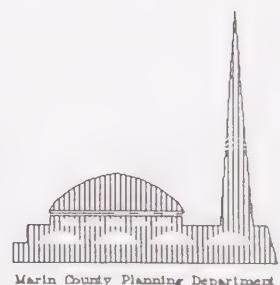


Land Use Categories 1988

- SF5 Single Family (2-4 units/acre)
- SF4 Single Family (1-2 units/acre)
- SF3 Single Family (1 unit/5-20 acres)
- RS Commercial Residential (F.A.R. = 0.16)
- PF Public Facility
- San Geronimo Community Boundary
- Major Roads
- Residential Roads

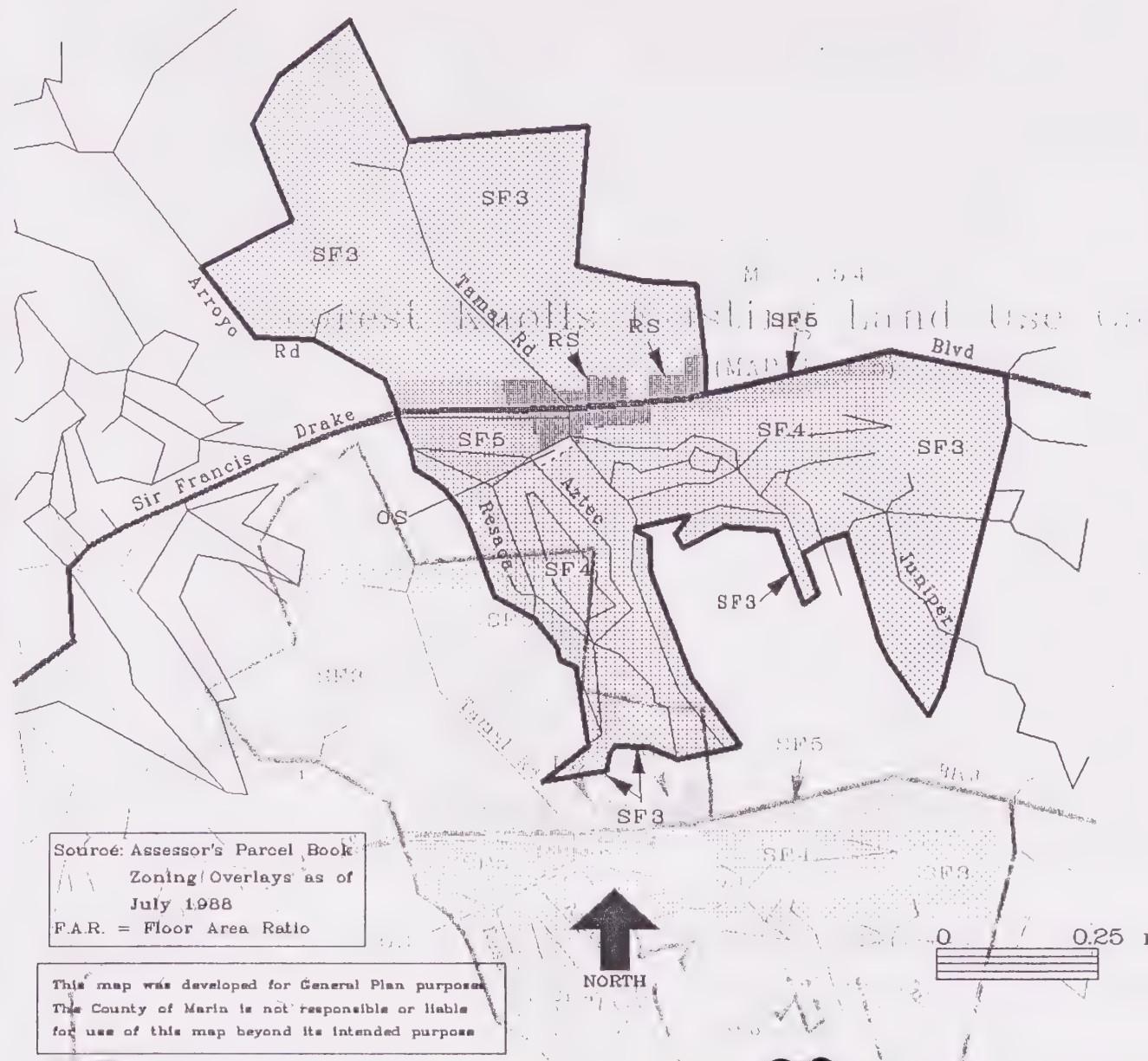
Source: Assessor's Parcel Book
Zoning Overlays as of
July 1988
FAR = Floor Area Ratio

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Map 7.5.4

Forest Knolls Existing Land Use Categories (MAP 4 of 5)



Land Use Categories 1988

SF5	Single Family (2-4 units/acre)
SF4	Single Family (1-2 units/acre)
SF3	Single Family (1 unit/1-5 acres)
RS	Commercial Residential (Avg. F.A.R. = 0.18)
OS	Open Space

Land Use Categories 1988

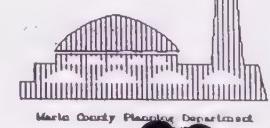
Community Boundary

Major Roads

Single Residential Roads

Single Residential Roads

Open Space



MAP 7.6

Nicasio Existing Land Use Categories

Community Development
Draft as of 12/17/91

Community Development Element Technical Report #2
D-6 - 6/13/17/01

Existing Conditions

Page 76

Nicasio Existing Land

MAP 7.5

Legend:

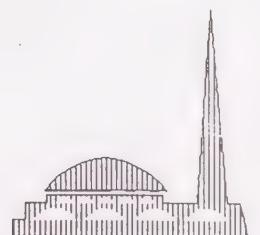
- AG1 (White)
- AG2 (Dotted pattern)
- AG3 (Cross-hatch pattern)

Key Features and Labels:

- Petaluma Rd.
- Nicasio Valley Rd.
- Lucas Valley Rd.
- Sir Francis Drake Blvd.
- Open Space
- Pl. Reyes
- Nicasio Reservoir
- Platform Bridge
- PF
- RS
- AG1, AG2, AG3
- Nicasio Community Plan Boundary
- North Arrow
- 0 1 mile
- San Geronimo Map 7.5

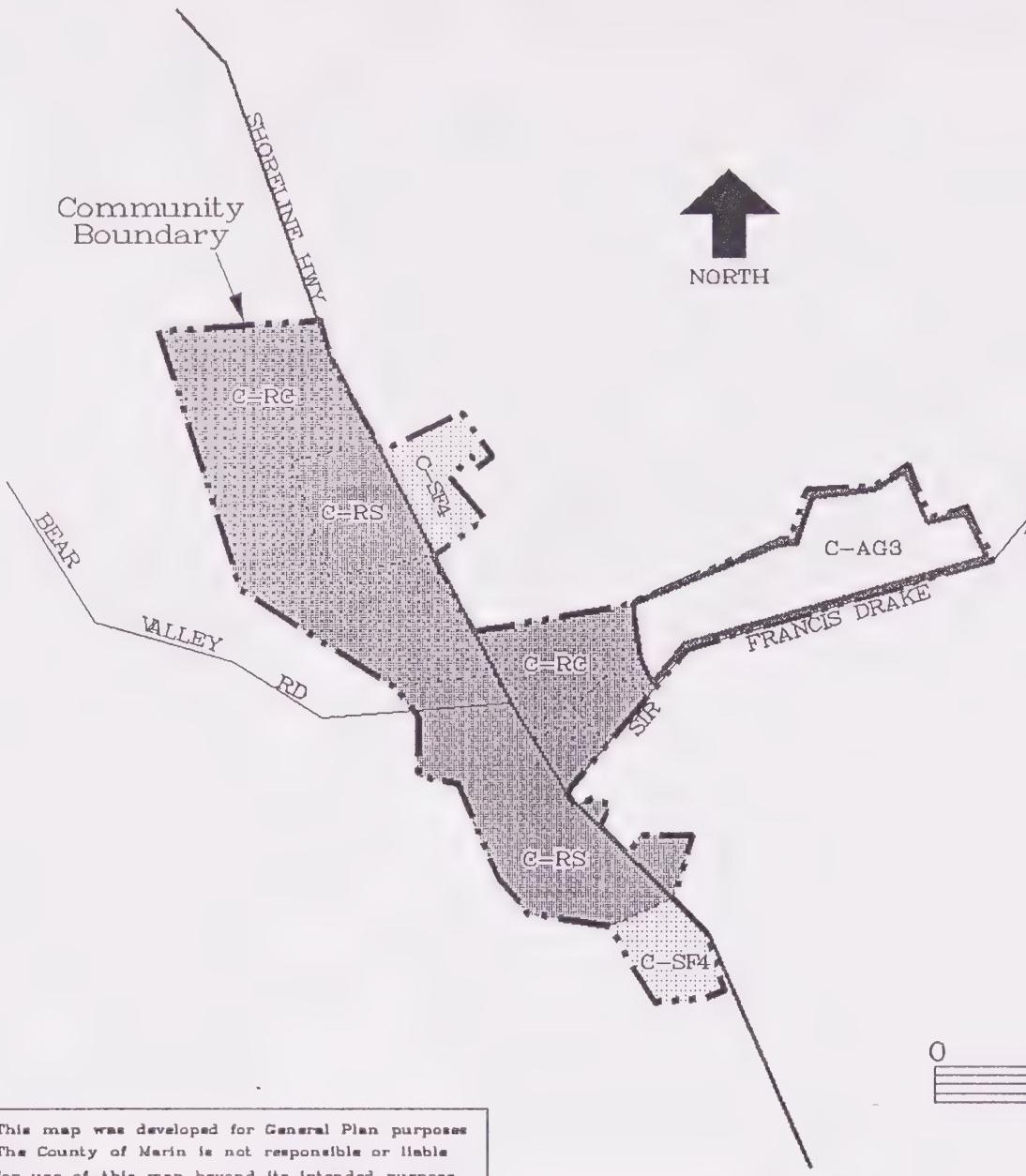
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Land Use Categories 1988			
	Residential (Avg. F.A.R. = 0.15)	Commercial	RS
	Public Facility		PF
	Agricultural (1 unit/2-10 acres)		AG3
	Agricultural (1 unit/10-30 acres)		AG2
	Agricultural (1 unit/30-60 acres)		AG1
	Open Space		
		Community Plan Boundary	
		Roads	
Comments: FAR = Floor Area Ratio Source: Assessor's Parcel Book Zoning Overlays as of July 1988			



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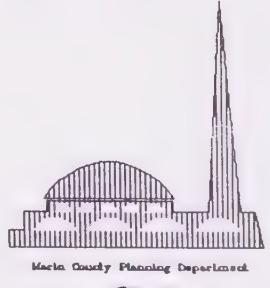
MAP 7.7
Olema Existing Land Use Categories



Land Uses Categories 1988

	Coastal Single Family (1 to 2 units/acre)	C-SF4
	Coastal Residential Commercial (Avg. F.A.R. 0.26)	C-RS
	Coastal Recreational Commercial (Avg. F.A.R. = 0.085)	C-RC
	Coastal Agricultural (1 unit/2-10 acres)	C-AG3
Community Boundary		
Major Roads		
Residential Roads		

0 0.20 miles



Point Reyes Station (Map 7.8)

Land uses in Point Reyes Station include mixed residential-commercial, single family residential, open space, agriculture, and some multi-family residential. Single family residential densities range from 1 to 4 units per acre. Multi-family residential densities range from 5 to 10 units per acre. The local commercial land uses have an average FAR of 0.25.

Inverness (Map 7.9)

A large portion of the Inverness Community Plan Area is within the Point Reyes National Seashore. Single family development densities in Inverness range from 0.2 units per acre to 1 unit per acre. All commercial activity is located on Sir Francis Drake Boulevard. The general commercial uses have an average FAR of 0.19. Residential commercial uses have an acreage FAR of 0.30. Recreational commercial uses, including water related commercial activities, have an average FAR of 0.12.

East Shore (Map 7.10.0, 7.10.1, 7.10.2)

The East Shore area follows Highway 1 along the eastern shore of Tomales Bay. Commercial, residential, and agricultural uses are interspersed along Shoreline Highway. Single family densities range from 0.2 to 1 unit per 2 acres. Commercial floor area ratios range from 0.06 to 0.57. Agricultural densities range from 1 unit per 2 acres to 1 unit per 30 or more acres.

Northwest Marin County (Map 7.11)

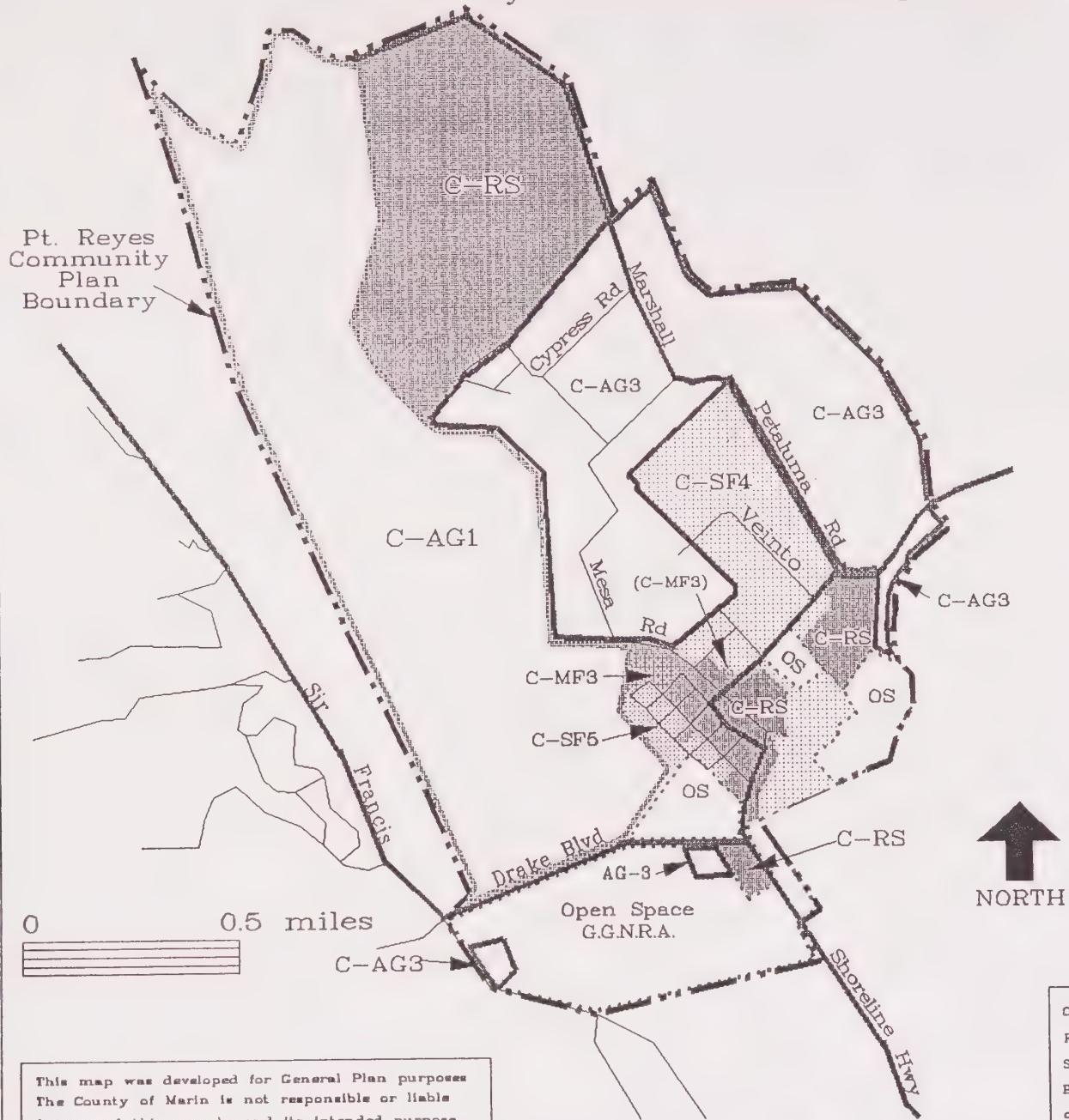
The Northwestern Marin map shows the northern agricultural parts of West Marin which do not fall into any of the Inland Rural or Coastal Villages. Densities in this large land area permit less than 1 unit per 30 acres.

Tomales (Map 7.12)

Tomales is primarily agricultural with less than 1 unit per acre. Single family land uses range from 0.2 to 4 units per acre. Commercial residential uses along State Route 1 near Tomales/Petaluma Road have an average FAR of 0.43.

MAP 78

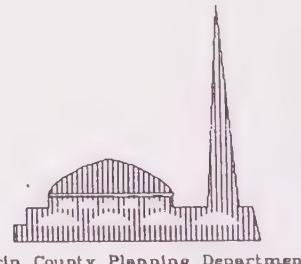
Point Reyes Station Existing Land Use Categories



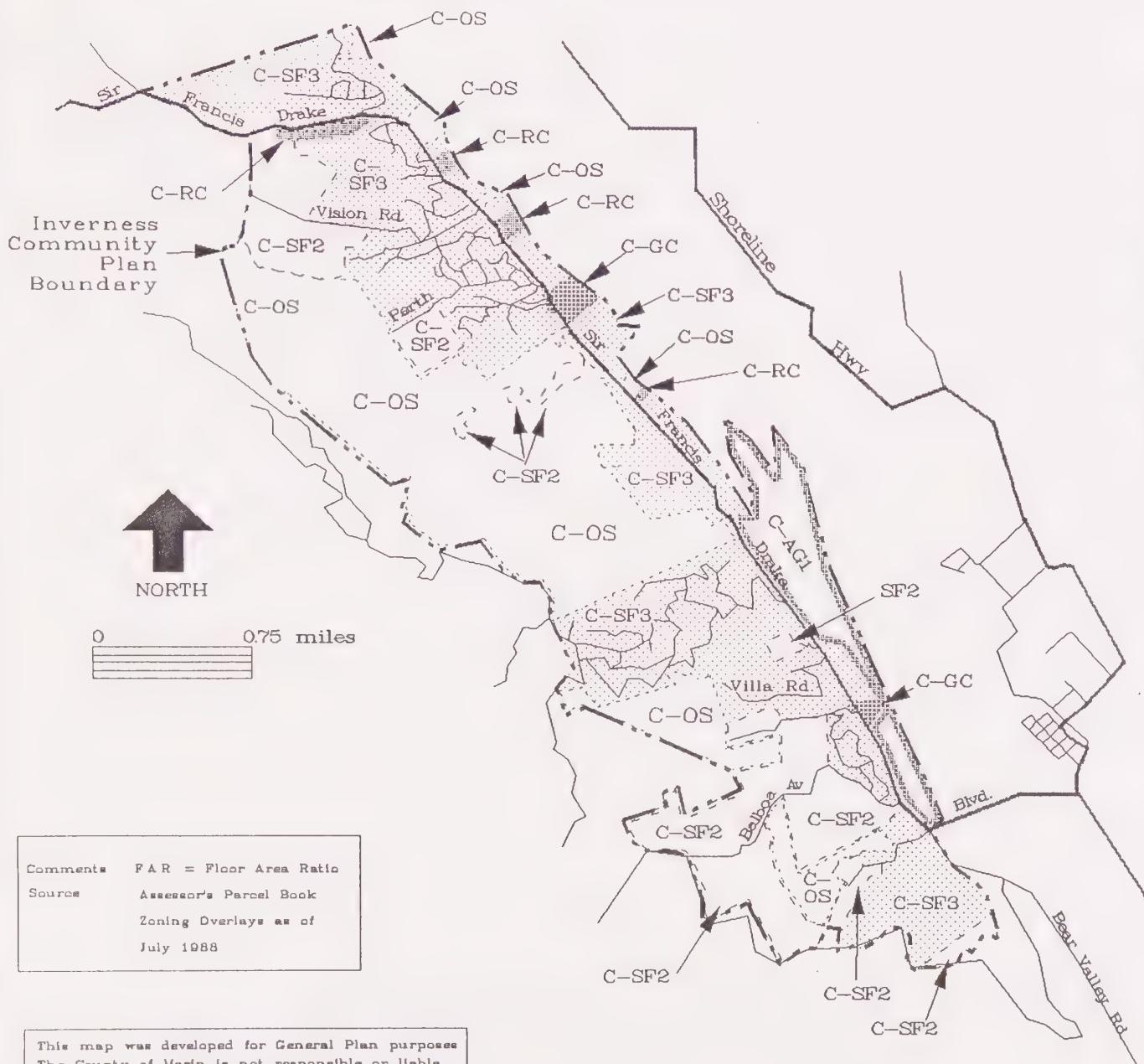
Land Use Categories 1988

	Coastal Single Family (2 to 4 units/acre)	C-SF5
	Coastal Single Family (1 to 2 units/acre)	C-SF4
	Coastal Multi-Family (5 to 10 units/acre)	C-MF3
	Coastal Residential Commercial (Avg. F.A.R. = 0.25)	C-RS
	Coastal Open Space	C-OS
	Coastal Agricultural (1 unit/30-60 acres)	C-AG1
	Coastal Agricultural (1 unit/2-10 acres)	C-AG3

Comments
FAR = Floor Area Ratio
Source Assessor's Parcel
Book Zoning Overlays as
of July 1988



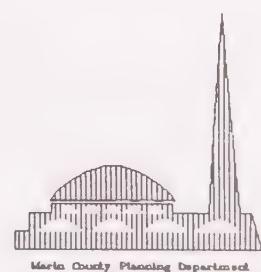
MAP 7.9
Inverness Existing Land Use Categories



Land Use Categories 1988

	Coastal Single Family (1 unit/1-5 acres)	C-SF3
	Coastal Single Family (1 unit/5-20 acres)	C-SF2
	Coastal General Commercial (Avg. F.A.R. = 0.19)	C-GC
	Coastal Recreational Commercial (Avg. F.A.R. = 0.12)	C-RC
	Coastal Agricultural (1 unit/30-60 acres)	C-AG1
	Coastal Open Space	C-OS

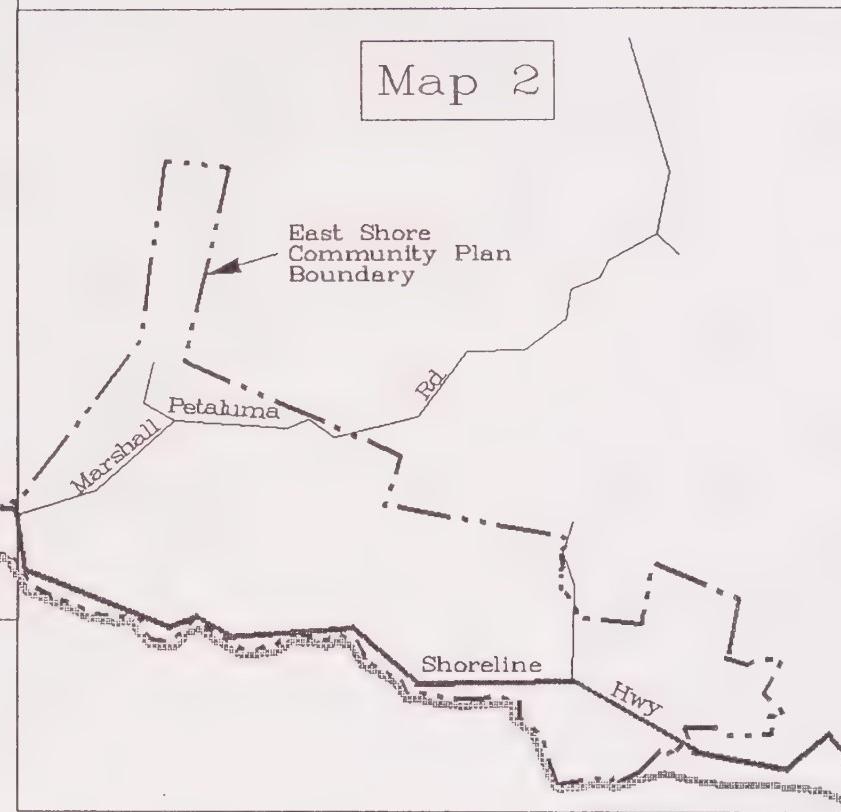
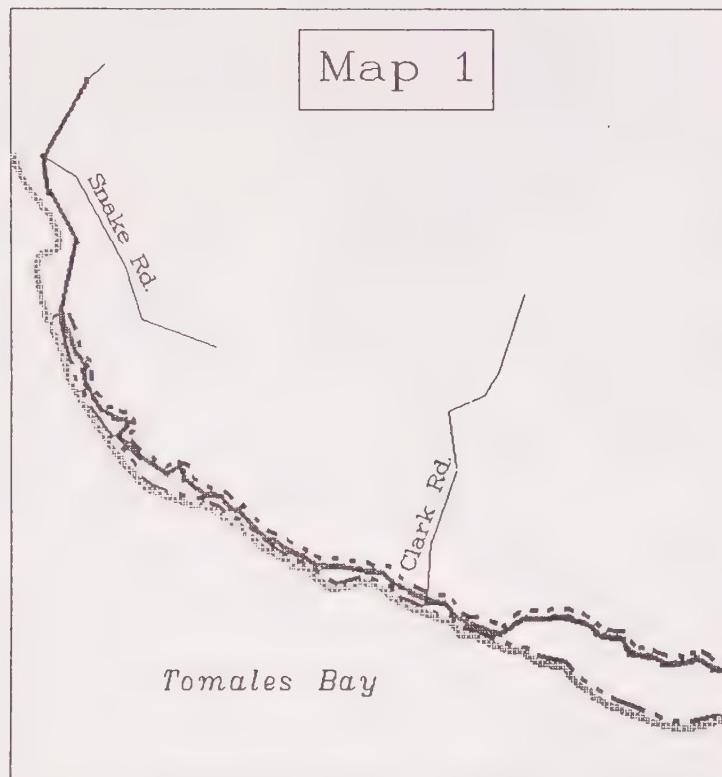
Community Plan Boundary
Major Roads
Residential Roads



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MAP 7.10.0

East Shore Existing Land Use Categories Key

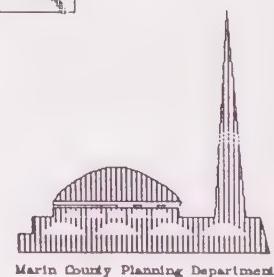


NORTH

- - - Community Plan Boundary
- - - Bay Coastline
- Major Roads
- Residential Roads

0 1 mile

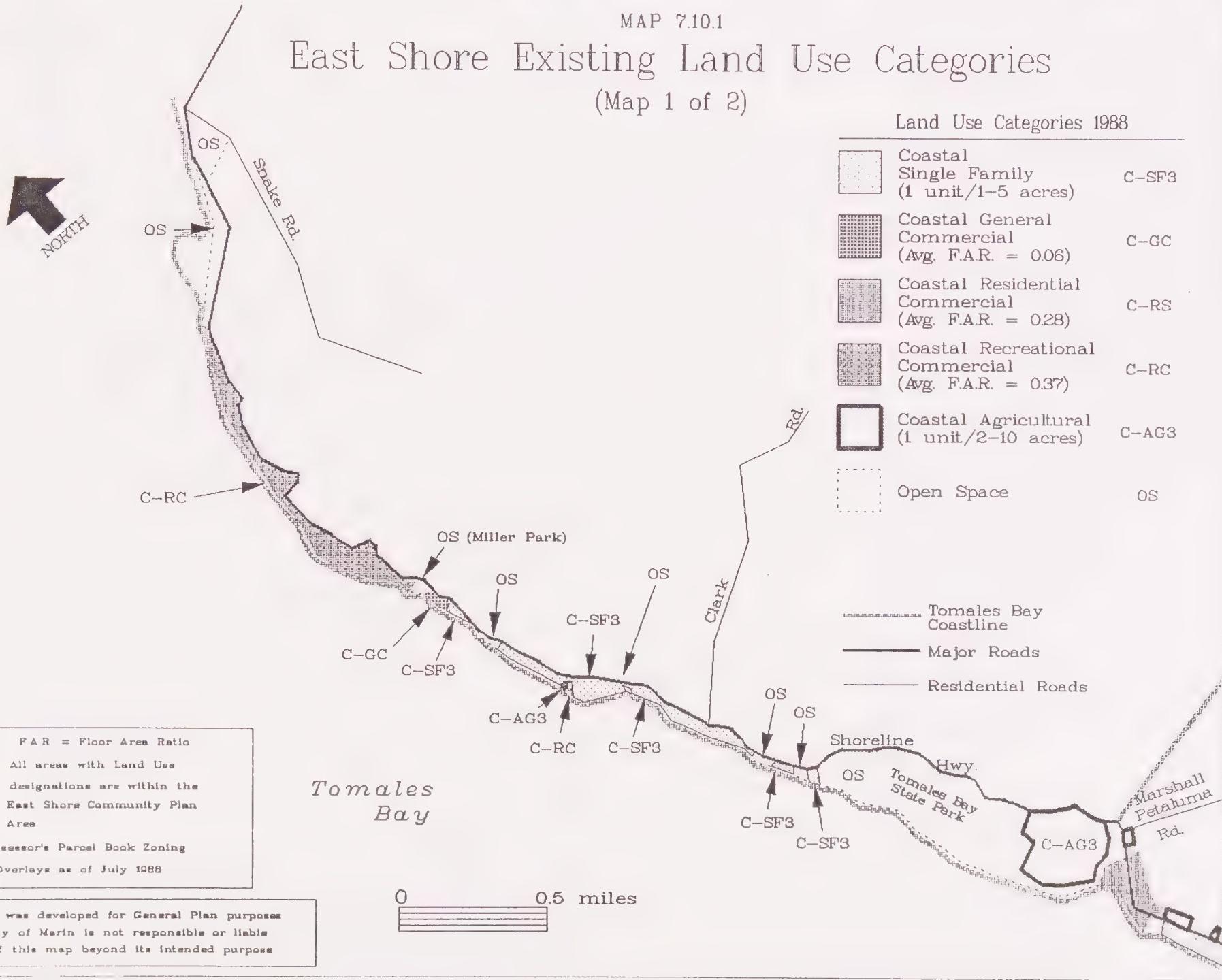
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Marin County Planning Department

MAP 7.10.1

East Shore Existing Land Use Categories (Map 1 of 2)



MAP 7.10.2
East Shore Existing
Land Use Categories
(Map 2 of 2)



0.5 miles

Marshall

C-AG1

Petaluma Rd.

Bay Coastline
Major Roads
Residential Roads

Tomales
Bay

C-AG3

C-AG3

C-SF3

C-RS

OS

C-SF3

OS

C-GC

C-SF3

C-RS

Shoreline Hwy.

Comments F.A.R. = Floor Area Ratio
All areas with Land Use
designations are within the
East Shore Community Plan
Area.
Source Assessor's Parcel Book Zoning
Overlays as of July 1988

Land Use Categories 1988

	C-SF3
	C-GC
	C-RS
	C-RC
	C-AG3
	C-AG1

Open Space

OS

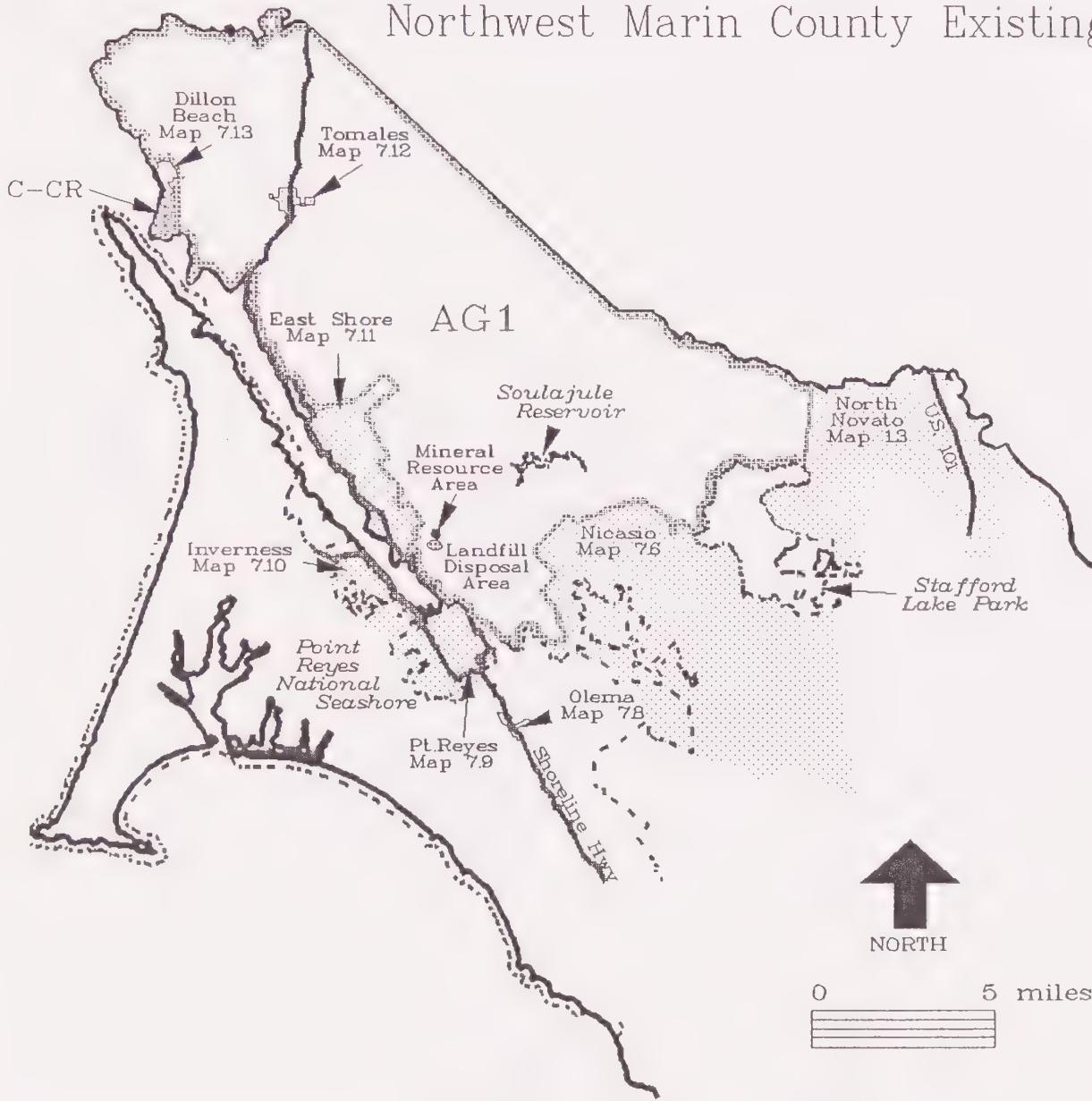
C-AG1

OS

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MAP 7.11

Northwest Marin County Existing Land Use Categories



Land Use Categories 1988

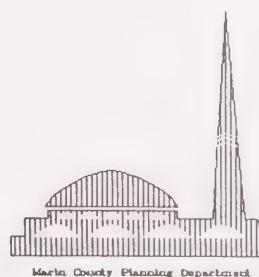
- Areas detailed in Community Plan Maps
- Coastal Commercial Recreational (F.A.R. = 0.0)
- Open Space Areas including National, State and Regional Parks and Water District Lands
- AG1 Agricultural (1 unit/30-60 acres)

- Mineral Resource Area
- Landfill Disposal Area

Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of July 1988

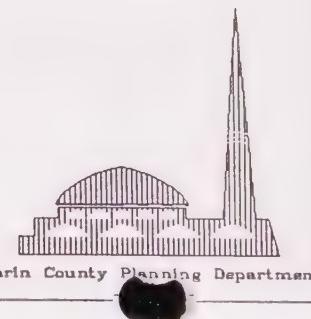
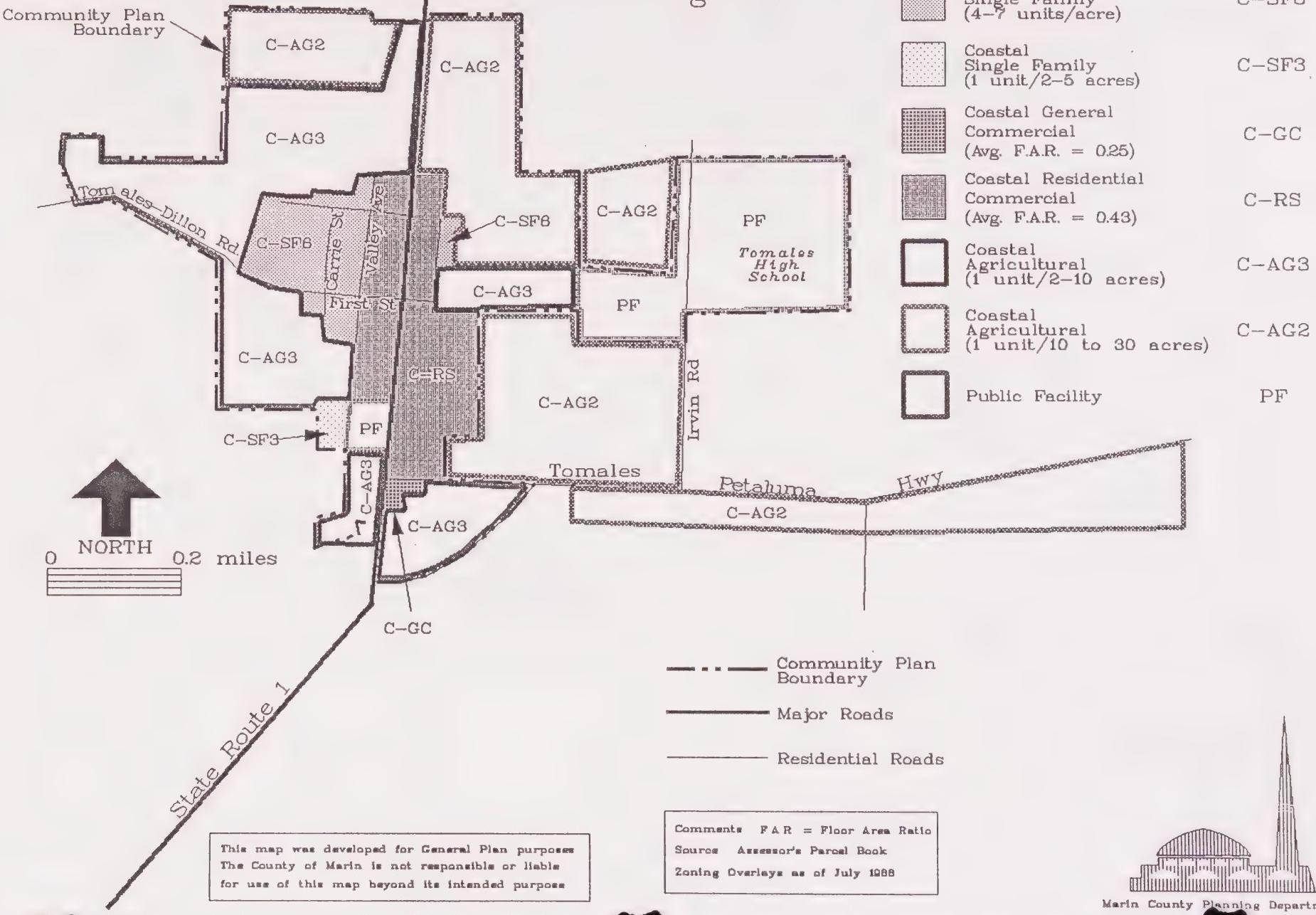
- Major Roads
- County Boundary
- Parks and Open Space

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MAP 7.12
Tomales Land Use Categories

Land Use Categories 1988



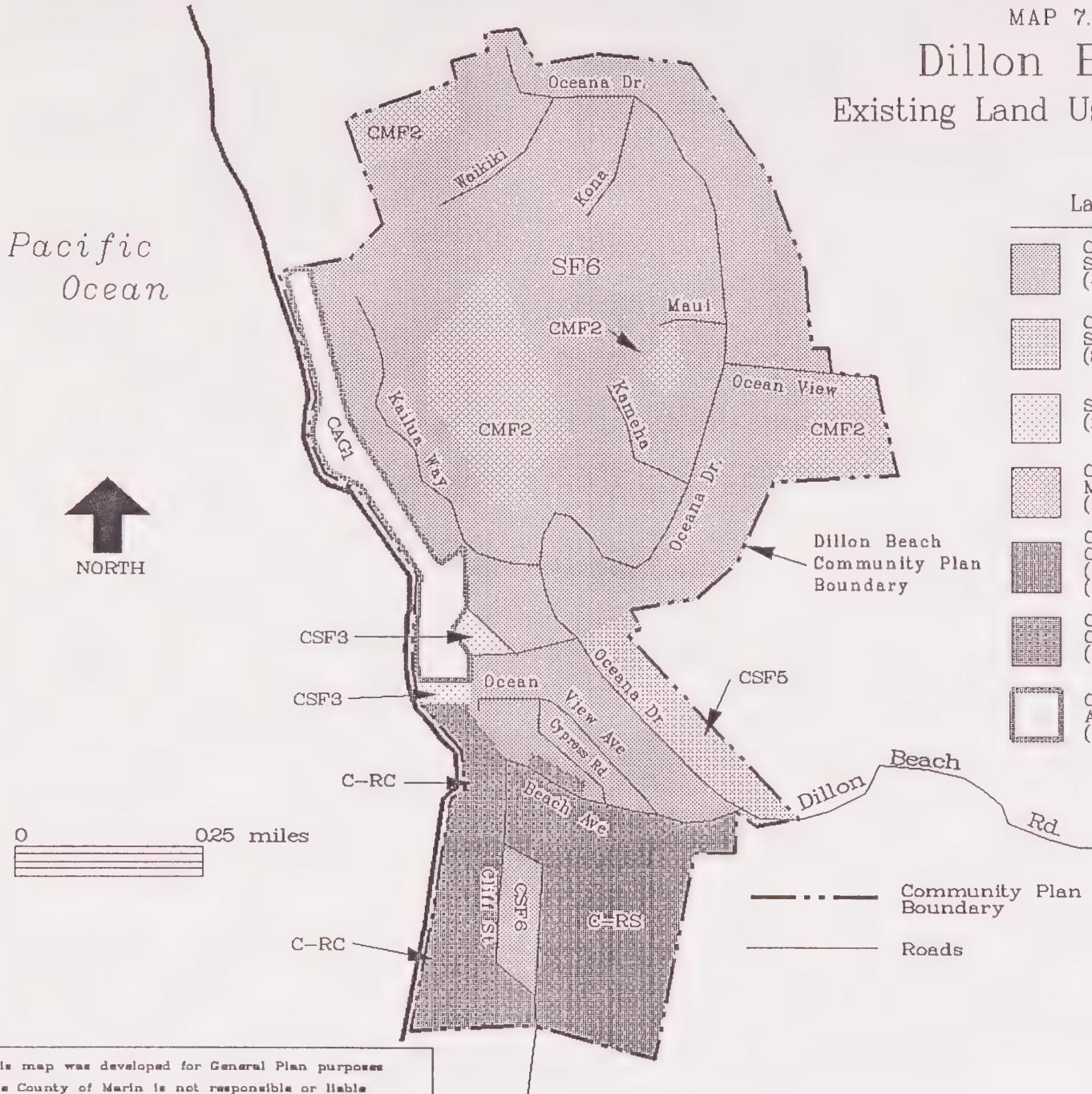
Dillon Beach (Map 7.13)

Land uses in Dillon Beach are primarily coastal single and multi-family residential, with densities ranging from less than 1 to over 4 units per acre. Residential/commercial areas and recreational/commercial areas are located off Beach Avenue.

MAP 7.13

Dillon Beach

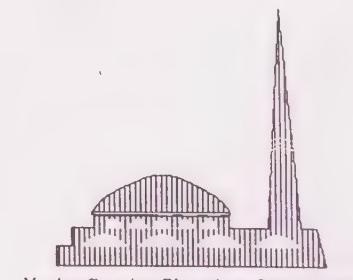
Existing Land Use Categories



Land Use Categories 1988

	CSF6
	CSF5
	CSF3
	CMF2
	C-RS
	C-RC
	CAG1

Comments:
FAR = Floor Area Ratio
Source: Assessor's Parcel Book
Zoning Overlays As of July 1988



V. APPENDICES

1. Correspondence Among Existing Land Use Policy and Zoning Categories

Marin County planners created the existing land use categories map series using the Assessor's Parcel Book zoning overlays available in the Marin County Planning Department.

County planners transcribed paper zoning overlays into computer files using a process called digitizing in the LANDTRAK Geographic Information System. The different land use districts and residential densities shown on each Existing Land Use Policy Map correspond to particular zoning categories.

The commercial intensity indicators, Floor Area Ratios (FARs), were derived from the County's commercial and industrial parcel database (INVCOM.DBF). The INVCOM database indicates the commercial square footage and existing FAR of each commercial parcel in the County. The average FAR shown on these maps do not reflect allowable densities under county zoning, but existing built space.

The following matrix indicates the correspondence among the land use categories shown on the Existing Land Use Policy Map series, and county zoning overlays.

1. Single Family Residential Land Use and Zoning Categories

a. Land Use Category: Single Family 6

Density: Minimum lot size below 10,000 square feet.
Zoning: R-1
R-1:B-1
R-A:B-1
R-1:B-D
BFC-R-F
RSP 4.36 to RSP 5.8

b. Land Use Category: Single Family 5

Density: Minimum Lot Size 10,000 to 20,000 square feet.
Zoning: R-A:B-2
R-1:B-2
R-R:B-2
RSP 2.2 to RSP 4.0
A-2:B-2

- c. Land Use Category: Single Family 4
Density: Minimum Lot Size 20,000 square feet to 1 acre.
Zoning: R-A:B-3
R-1:B-3
RSP 1.2 to 2.0
- d. Land Use Category: Single Family 3
Density: Minimum Lot Size 1 to 5 acres.
Zoning: R-1:B-4
R-A:B-4
R-1:B-5
R-A:B-5
R-A:B-6
ARP-2
RSP 0.20 to RSP-1
A-2:B-D
A-2:B-4
- e. Land Use Category: Single Family 2
Density: Minimum Lot Size 5 to 19 acres
Zoning: RSP 0.09 to RSP 0.10
- f. Land Use Category: Single Family 1
Density: Minimum Lot Size greater than 20 acres.
Zoning: RSP 0.05

2. Multi-family Residential Land Use and Zoning Categories

- a. Land Use Category: Multi-Family 4
Density: 11 to 30 units per acre.
Zoning: RMP-11 to RMP-30
R-3:G-1 through 4
- b. Land Use Category: Multi-Family 3
Density: 5 to 10 units per acre
Zoning: RMP-5 to RMP-10
- c. Land Use Category: Multi-Family 2
Density: 1 to 4 units per acre.
Zoning: R-2
RMP-1.1 to RMP-4
R-3:G-1 through 4

- d. Land Use Category: Planned Residential
Density: Less than 1 unit per acre.
Zoning: RMP 1 to RMP 0.1

3. Commercial Land Uses and Zoning Categories

The Marin County Zoning Ordinance does not, in most cases, assign a specific commercial density to commercial zones. In order to meet state requirements for indicating commercial intensity, Marin County Planning Department Staff assigned commercial intensities to each land use map using a floor area ratio derived not from land use policy but from existing commercial and industrial building sizes. Therefore, existing commercial densities are indicated in each existing land use category map, but are not listed in the following description of land use/zoning correspondence.

- a. Land Use Category: Commercial General
Zoning: C-P
C-1-H
C-2-H
H-1
- b. Land Use Category: Office Commercial
Zoning: A-P
O-P
- c. Land Use Category: Retail Commercial
Zoning: C-H-1
C-P
- d. Land Use Category: Residential Commercial
Zoning: VCR
RMPC
VCR:B-2
- e. Land Use Category: Recreational Commercial
Zoning: RCR
- f. Land Use Category: Industrial
Zoning: RMPC-2.16
M-1-H
M-2
M-3

4. Public and Quasi-Public Land Uses and Zoning Categories

- a. Land Use Category: Public (Public Non-Taxable)
Zoning: PF
PF-RSP
PF-ARP
PF A-2:B-2

5. Open Space Land Uses and Zoning Categories

- a. Land Use Category: Open Space
Zoning: O-A

6. Agricultural Land Uses and Zoning Categories

- a. Land Use Category: Agriculture 3
Density: One unit per 1 to 9 acres.
Zoning: ARP-1.0 to ARP-9.0
A-2 to A-5
- b. Land Use Category: Agriculture 2
Density: One unit per 10 to 30 acres.
Zoning: ARP-10 to ARP-30
A-10 to A-30
- c. Land Use Category: Agriculture 1
Density: One unit per 31 to 60 acres
Zoning: ARP-31 to 60
A-31 to A-60
APZ-60

Appendix 2. References

1. Association of Bay Area Governments, Projections '87, 1987.
2. Governor's Office of Planning and Research, General Plan Guidelines, 1988.
3. Governor's Office of Planning and Research, Planning, Zoning and Development Laws, 1988.
4. County of Marin, "Title 20: Subdivisions" and "Title 22: Zoning" in Marin County Code, January 1988.
5. Marin County Assessor's Office, Master Property Database File, 1988.
6. Marin County Planning Department, "Community Development Technical Report #1, Marin County Land Use Databases (Draft)," March 1988.
7. Marin County Planning Department, "Geographic Information System, System Administration Notes, GIS #9: The Land Use Modeling Process, Computer Programs and Databases", December 1988.
8. Marin County Planning Department, Marin County 1987 Land Use Databases (INVCOM.DBF, VACANT.DBF, RURAL.DBF, FUDGE.DBF), January 1988.
9. Marin County Planning Department, "Marin County Local Coastal Program Unit 1", August 21, 1979.
10. Marin County Planning Department, "Local Coastal Program Unit 2," December 6, 1980.
11. Marin County Planning Department, Zoning Overlay Maps, January 1988.

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